



- Sea Views
- South facing rear garden
- 4 bedrooms
- Well presented

29 Trevaunance Road, St. Agnes, TR5 0SF

Guide £800,000

Well maintained and presented 4 bedroom detached property in a favoured location with sea views and a level walk to the centre of the village. large plot with south facing rear garden. 4 bedrooms, 2 bathrooms, 2 reception rooms and tremendous potential to further develop. NO CHAIN



Property Description

Occupying a favoured location along this popular road with a level walk to the village, this very deceptive and well presented detached property occupies a generous plot with large south facing rear garden, a tremendous opportunity for further development and extension, subject to appropriate conditions. Wonderful sea views are enjoyed from the first floor of this property which has had a significant degree of updating including bathroom and shower room fittings, wood burning stove and rewiring and general updating however, the original kitchen is still in situ.

HALLWAY

With stairs rising to first floor.

LOUNGE

17' 4" x 13' 5" (5.3m x 4.1m) Wood burning stove. Wood flooring. Sea view to the front between properties opposite.

DINING ROOM

13' 9" x 10' 0" (4.2m x 3.05m)

KITCHEN/BREAKFAST ROOM

15' 10" x 9' 8" (4.84m x 2.97m)

REAR PORCH

With door leading to the side and utility cupboard with plumbing for washing machine (this originally formed a ground floor wc)

BEDROOM

Being a double bedroom with a view to the front.

BEDROOM

9' 10" x 9' 6" (3.0m x 2.9m)

SHOWER ROOM

9' 4" x 7' 3" (2.86m x 2.23m) Delightfully refitted approximately 4 years ago with a large walk-in shower, wc





and wash basin.

LANDING

This is a large area with partly used as a study area and this element measures 2.17m x 1.87m and excludes the stairwell.

BEDROOM

13' 1" x 12' 8" (4.0m x 3.87m) plus further recess to the dormer window which enjoys a stunning view along the North Cornish coast.

BEDROOM

13' 1" x 10' 5" (4.0m x 3.20m) plus further dormer recess and again enjoying a stunning view out to sea and along the coast.



BATHROOM

6' 1" x 5' 9" (1.86m x 1.76m) With a panelled bath, wash basin and wc.

OUTSIDE

GARAGE

19' 4" x 9' 0" (5.9m x 2.76m) With up and over door.

GARDEN STORE

Situated to the rear of the garage with window and door accessed from the rear garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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