



Council Tax Band E

Approximate Floor Area 118m²
(1270ft²)

Large corner plot

Air source heating system

8 Tregease Road, St. Agnes, Cornwall, TR5 0SL

This stunning detached 4 bedroom house is a fantastic example of modern low maintenance living in popular development being just a stones throw from all the local amenities and the beach at Trevaunance Cove.

SALE AGREED
Guide Price £395,000



Property Description

Having been extensively modernised and updated in 2011, the property now offers a very practical well designed and easy flowing layout with entrance porch and central inner lobby giving access to both reception rooms. The living room has double doors leading through to a spacious, feature kitchen diner with conservatory. There is also a second reception room which is currently used as a children's TV room. From the kitchen, there is access into the garage where an additional wet room has been created, ideal for washing off sandy toes or wetsuits after a day at the beach!

The open plan diner is the "Hub" of this lovely property being an ideal space to relax or entertain with double doors leading into the conservatory and the rear garden, flooding the room with natural light. The kitchen is fitted with an extensive range of units with integrated dishwasher, washing machine and five ring gas hob.

On the first floor the bathroom and en-suite shower rooms have both been modernised and now benefit from white suites and heated towel rails. 3 of the 4 bedrooms are doubles and there is a small single/study.

The property has been tastefully decorated throughout and is further complimented by an air source heating system and upvc double glazing.

Externally, there is brick paving at the front providing off road parking for several vehicles. The west facing rear garden is a delightful private area to relax and enjoy the afternoon/evening sun. The garden is arranged on 2 levels, being fully enclosed creating a safe environment for children and pets. The main section of garden is brick paved for low maintenance with a selection of





timber sheds and steps up to the small lawed area. Rear access into the garage and gated access down both sides of the property.

During the extensive program of modernisation, the current owners discovered a large unconverted basement running the full length and width of the property. The area is split into 3 sections with plenty of head height and enough space to create 2 large basement rooms (subject to necessary consents/building regs).

LOCATION

Tregease Road is an extremely desirable location found just off Trevaunance Road and Wheal Quoit Avenue, with easy level access through the development and out onto a small unmade lane you are just minutes walk from the heart of the village and just over half a mile (10 minutes' walk) from the beach at Trevaunance cove.



St Agnes is a picturesque village situated on the spectacular North coast of Cornwall, in both an Area of Outstanding Natural Beauty and a World Heritage Site. The village is famed for its Beacon, mining heritage and captivating coastal scenery.



The village is rich in history and has a thriving community all year round with a comprehensive range of independent shops and local businesses, many breathtaking walks along the beautiful unspoilt coastal pathways and scenic countryside walks that are so distinctive to the area.

The popular surfing and bathing beaches of Chapel Porth, Porthtowan, Perranporth and Trevaunance Cove are all within 5 miles and benefit from seasonal lifeguard cover.



St Agnes is fast becoming one of the most sought after destinations in mid Cornwall due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.

INFORMATION

Services: Mains water, electricity and drainage.

Heating: Air course heating installed in 2011

UPVC double glazing, low energy lighting and re-wired in 2011

Cavity wall and loft insulation

Superfast broadband is available in the area.

ACCOMMODATION

ENTRANCE PORCH

7' 1" x 4' 10" (2.16m x 1.48m)

INNER LOBBY

5' 0" x 4' 1" (1.53m x 1.26m)

LIVING ROOM

16' 4" x 10' 11" (5.00m x 3.33m)

KITCHEN/DINER

24' 0" x 7' 7" (7.34m x 2.32m) Plus extra section of room/kitchen

CONSERVATORY

14' 8" x 8' 7" (4.49m x 2.62m)

RECEPTION ROOM 2/TV ROOM

9' 3" x 8' 10" (2.83m x 2.71m)

FIRST FLOOR

BEDROOM 1

12' 7" x 8' 0" (3.86m x 2.46m)



ENSUITE

7' 8" x 5' 6" (2.36m x 1.69m)

BEDROOM 2

12' 7" x 8' 0" (3.86m x 2.46m) Plus built-in wardrobe

BEDROOM 3

10' 10" x 8' 0" (3.31m x 2.46m) Plus built-in wardrobe

BEDROOM 4/STUDY

6' 6" x 5' 8" (1.99m x 1.75m)

BATHROOM

7' 6" x 5' 6" (2.30m x 1.69m)

GARAGE

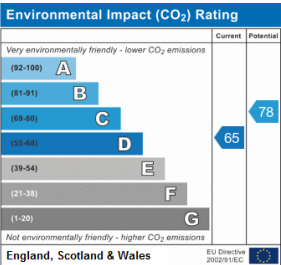
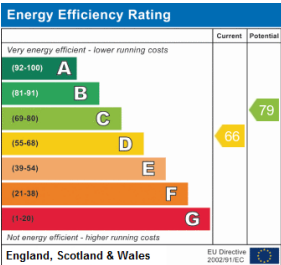
16' 9" x 7' 10" (5.12m x 2.40m) Maximum measurements

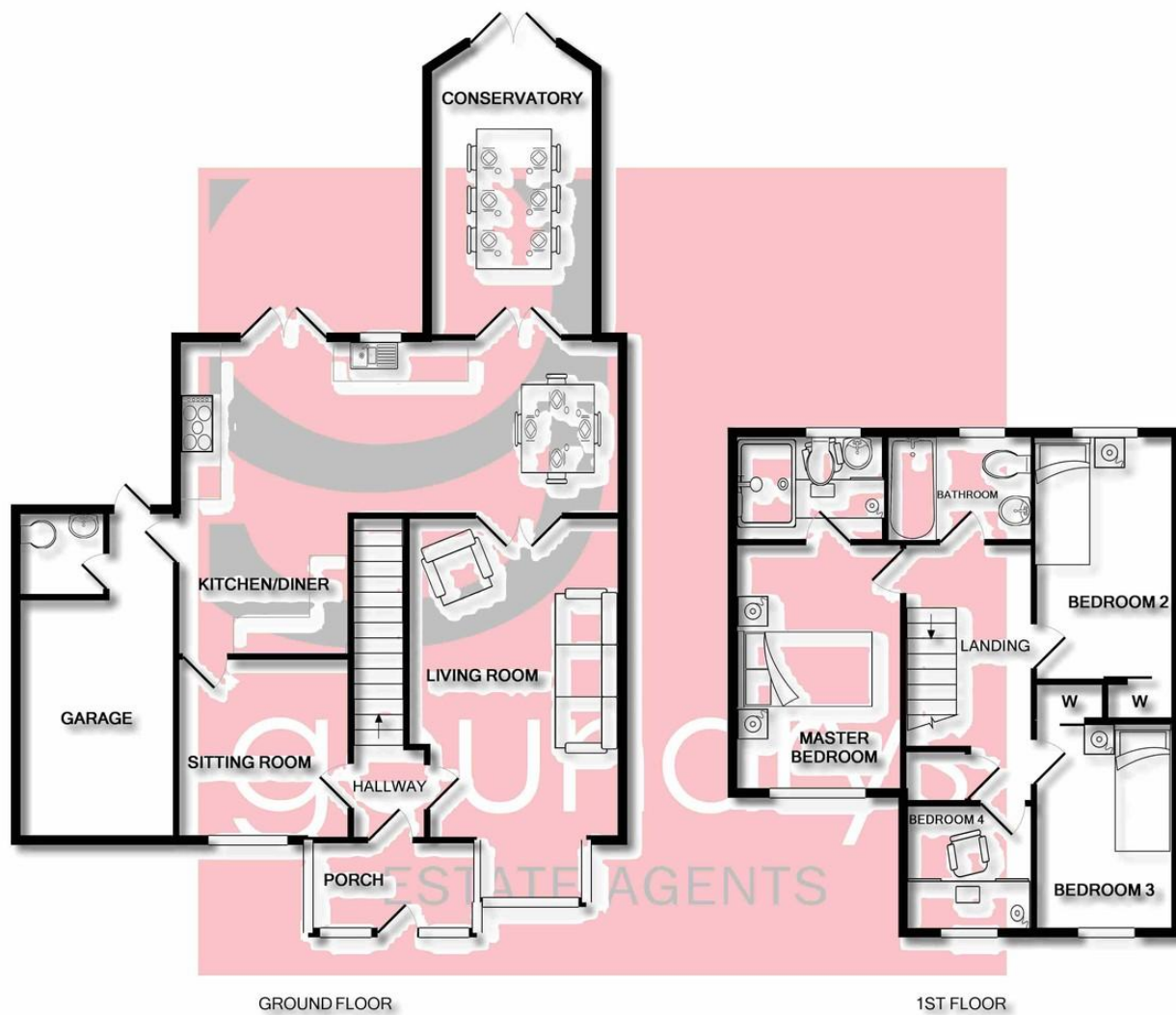
WET ROOM

4' 6" x 4' 4" (1.39m x 1.33m)

DIRECTIONS

From the centre of the village proceed along Vicarage Road and then through Churchtown, passing the church on the right, turn left into Trevaunance Road and continue along taking the second turning on the turn left in Wheal Quoit Avenue. Towards the top of the road take the first turning left into Tregease Road, from here take the first left into the cul-de-sac and the property is found in the left-hand corner.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.