



Council Tax Band C

Approximate Floor Area 70m² (753ft²)

No Onward Chain

Income Generated From Solar
System

1 Lambourne Avenue, Wheal Kitty, St. Agnes, Cornwall, TR5 0SD

**Guide Price
£280,000**

A 3 bedroom detached bungalow found in a popular development on the outer fringes of the village, with easy access out onto the coastal footpaths and down into the village. The property offers solar panels and spacious accommodation but is in need of some general modernisation.



Property Description

A great opportunity to purchase a detached bungalow that comes with a solar system which is already generating an income of £1900-£2000 per year. The property has been well cared for, however some general updating/modernising is now required.

The accommodation includes an entrance porch with utility cupboard and access to the garage. There is a large living/dining room, inner hallway, kitchen, shower room and 3 bedrooms.

Outside, the property is found in a corner plot facing in a westerly direction with sunny lawned gardens to three sides and off road parking for 2/3 vehicles in-addition to the single attached garage.

In summary, an exciting and increasingly rare opportunity for someone to buy and put their own stamp on a good sized bungalow in a popular part of the village.

LOCATION

Lambourne Avenue is a popular development of bungalows found on the outer edge of the village just off the B3277 road leading from St Agnes to Perranporth.

From Wheal Kitty there is direct access out onto the coastal footpaths leading down to Trevaunance Cove and Trevellas Cove. The village centre is also within walking distance via several paths leading down into Peterville.

Chapel Porth beach is a 5 minute drive away, Porthtowan and Perranporth beaches are both approximately 10 minutes drive.





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 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.

St Agnes is fast becoming one of the most sought after destinations in mid Cornwall to live, own a second home or holiday due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.

INFORMATION

Services: Mains water, electricity and drainage

UPVC double glazing

Night storage heating

Superfast Broadband is available in the area.

The solar panels (4 kilowatt solar system) were installed in 2011 with a return of £1,900 - £2000 per year (approximately).

Superfast broadband is available in the area.



ACCOMMODATION

PORCH

4' 5" x 4' 1" (1.35m x 1.25m)

UTILITY CUPBOARD

4' 4" x 3' 3" (1.33m x 1.00m)

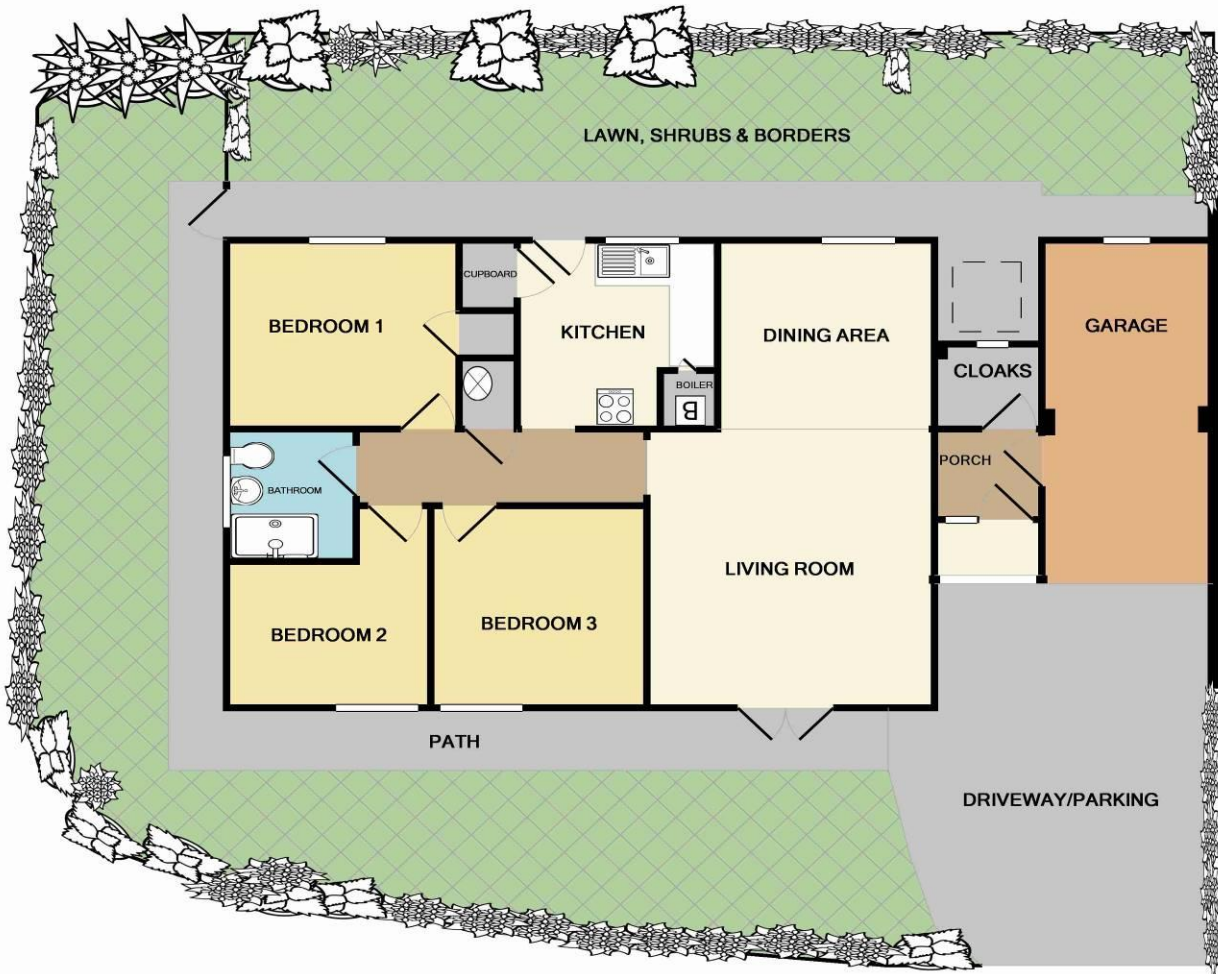
LIVING ROOM

22' 7" x 12' 8" (6.89m x 3.88m) Maximum measurements

INNER HALL

12' 10" x 3' 0" (3.93m x 0.93m)





1 LAMBOURNE AVENUE, WHEAL KITTY, ST AGNES, TR50SD
TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

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, 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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KITCHEN

8' 10" x 8' 6" (2.70m x 2.60m)

SHOWER ROOM

5' 10" x 5' 6" (1.79m x 1.69m)

BEDROOM 1

9' 6" x 9' 6" (2.92m x 2.92m)

BEDROOM 2

10' 1" x 8' 5" (3.09m x 2.59m)

BEDROOM 3

8' 9" x 6' 10" (2.69m x 2.09m)

GARAGE

15' 6" x 7' 4" (4.73m x 2.24m)

DIRECTIONS

From our office in Churchtown, proceed down Town Hill (B3277) and continue straight over the roundabout at the bottom of the hill in the direction of Perranporth. After a short distance turn left signposted Wheal Kitty and left again into Grenville Drive. 1 Lambourne Avenue is the first property on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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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