



goundrys
S A L E S

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Goonown, St Agnes
Offers Over £260,000

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Having only pedestrian access and positioned at the end of a small terrace, this attractive cottage enjoys a quiet setting, while only a short walk away from the village amenities.

This property benefits from having well proportioned gardens to both front and back and has been well cared for by our client. This charming cottage would make an ideal first time purchase and a viewing comes highly recommended.

Internally on the ground floor, you will find a cosy living room, complete with multi fuel stove and beamed ceiling, while the kitchen offers an integrated hob, fridge and washing machine. The kitchen also allows access to the rear garden.

The first floor provides one double bedroom and the bathroom. The latter is well presented and comprises shower over bath, hand wash basin and WC.

Viewings are strictly by appointment only.

INFORMATION

Tenure - Freehold

Broadband : Standard or Superfast - 16mbps to 50mbps download speeds (Source : checker.ofcom.org.uk)

Council Tax - Band B

Please Note, The neighbouring property does have a right of pedestrian access around the side of the property, to their rear garden - if required.

Consumer Protection from Unfair Trading Regulations 2008.

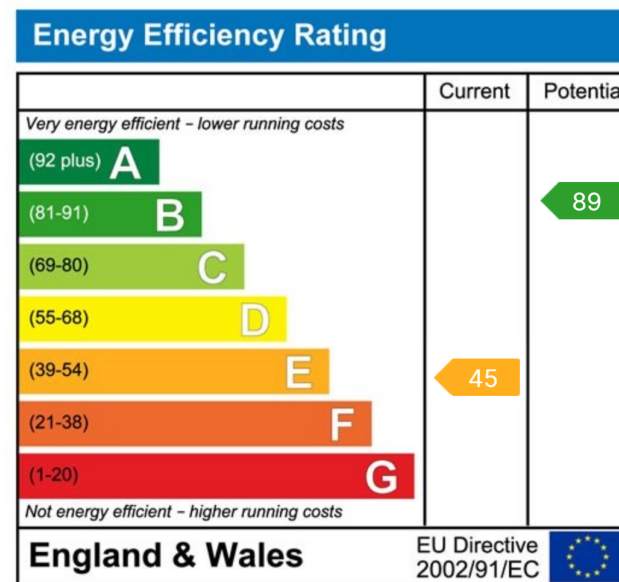
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

Measurements are a guide only. The Agent has not had sight of the





- Character Cottage
- Popular Location
- Well Presented
- Gardens To Front And Back
- Set Away From The Road



ST AGNES

6 Churchtown, St Agnes, Cornwall, TR5 0QW

01872 552560 - Sales

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www.goundry's.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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