



Attic Room Plus Two Bedrooms

Off Road Parking

Updated Throughout

One Ensuite

Tressa, 3 Pengarth Road, St. Agnes, TR5 0TN

Offers In Region Of £325,000

This immaculate two-bedroom cottage also offers an attic room and versatile living space. Having been thoughtfully updated by our clients, a viewing is strongly recommended.



Property Description

Goundrys Estate Agents are delighted to offer to the market, this immaculate, characterful, two bedroom residence with an additional attic room.

The property has been tastefully updated and modernised in recent years, however, our clients have carried out the works thoughtfully and carefully to retain the property's original character and charm.

The ground floor offers two reception areas, a kitchen with utility area and a separate WC.

The first floor provides two bedrooms (one with shower ensuite) and the family bathroom. The main bedroom also provides two in built storage cupboards / wardrobes. There is another recently installed stairway leading to the attic room off the landing.

The property benefits from having off road parking, double glazing and oil fired central heating. Externally a pathway runs to the side of the dwelling there is also an outside store and log store. This pathway does also give a right of access to the adjoining property.



LOCATION

'Tressa' occupies a central village location, it is tucked away behind Vicarage Road and is only a short walk to the local library and shopping facilities. St Agnes has an extensive range of amenities and is fast becoming one of Cornwall's most sought after locations, where there is an excellent range of local amenities combined with superb access to the main A30 trunk road throughout Cornwall and equally to the North Cornish coastline designated an area of outstanding natural beauty with its stunning coastal walks and coves including the local coves of Trevaunance, Trevellas and Chapel Porth.



INFORMATION

Tenure - Freehold * Double Glazing * Oil Fired Heating
 * Measurement's are a guide only! * We have not seen
 title documents nor tested any appliances *

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

10' 8" x 10' 4" (3.27m x 3.17m)

SITTING/DINING ROOM

9' 6" x 14' 0" (2.92m x 4.28m)

KITCHEN

6' 1" x 9' 10" (1.87m x 3.01m)

UTILITY AREA

5' 8" x 7' 1" (1.74m x 2.17m)

WC

2' 11" x 4' 8" (0.89m x 1.43m)

FIRST FLOOR

BEDROOM ONE

9' 6" x 8' 10" (2.91m x 2.71m) Max. Measurement's
 including en suite.

EN SUITE

5' 2" x 5' 3" (1.58m x 1.61m) Average.

BEDROOM TWO

9' 6" x 8' 10" (2.91m x 2.71m)

SHOWER ROOM

9' 5" x 7' 6" (2.88m x 2.29m)

SECOND FLOOR - ATTIC ROOM

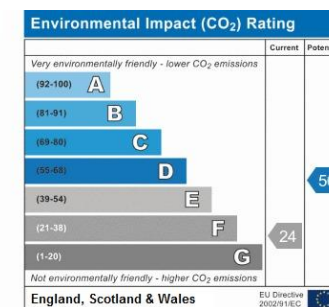
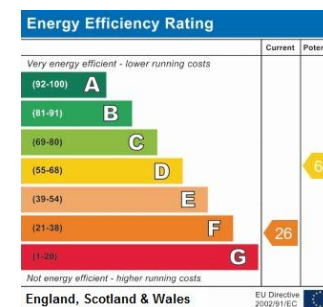
9' 7" x 10' 11" (2.93m x 3.35m) restricted head height in
 areas.



FLOORPLAN TO FOLLOW

DIRECTIONS

On foot from our office at Churchtown walk back up the one way system in the wrong directions into the village and along Vicarage Road. Turn left onto Pengarth Road which leads to the doctors surgery. On this road, the property is the last one in a terrace on the left.



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Cornwall, TR5 0QW

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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.