



Park Matilda, St. Agnes, TR5 0AQ

Offers Over £600,000

 5  4  1



- Detached Family Home
- Five Bedrooms
- Four Bathrooms
- Countryside Views
- Log Burner
- Double Garage
- Central Heating
- Walking distance to village amenities and beach
- Close to the Saints Trail Cycle Path



Located in a quiet culdesac with countryside views to the rear, this 2000 square foot property boasts ample accommodation spread over three floors. Upon entering the property the utility/ cloakroom is just off the hallway. The remainder of the living space is open plan. There is a log burner in the living area, with the dining area leading to the kitchen.

On the first floor there are three double bedrooms, and two bathrooms, one of which is an en-suite. The remaining two bedrooms are located on the second floor. Both are excellent size double bedrooms and both have an en-suite. There is double glazing throughout and LPG gas central heating. The rear garden is fully enclosed and very private. There is also an enclosed front garden that is laid to lawn. The driveway has parking and a double garage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		104
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

ST AGNES

6 Churchtown, St Agnes, Cornwall, TR5 0QW

01872 552560 - Sales

01872 278306 - Lettings

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

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