



No Chain

Centrally Located

Rare Opportunity

Well Presented

### **33 Castle Meadows, St. Agnes, TR5 0UB**

**£325,000**

Located in the Heart of St Agnes, this detached bungalow is well presented and offers two-bedroom accommodation, along with driveway parking and a detached garage.

## Property Description

This detached bungalow is situated in the heart of St Agnes, in the popular Castle Meadows development. Well presented, this property also offers a detached single garage and driveway parking.

Internally the accommodation on offer comprises kitchen, living / dining room, two bedrooms and a shower room. The kitchen is well equipped with a range of base, wall and drawer units, along with providing an integrated oven and hob. There is further space for a free-standing fridge freezer and under counter appliance.

Externally 33 Castle Meadows also provides generous garden space, arranged over a few levels. The gardens are predominantly laid to lawn with raised flower beds in areas. There is also a paved space to the side of the property, behind the garage.

Opportunities to acquire a bungalow in such close proximity to the village amenities do not come to the market often. We advise all interested parties to contact us at their earliest convenience.

### LOCATION

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 and Perranporth 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.

Castle Meadows is conveniently situated just moments away from the main high street, with pedestrian access through the memorial garden or from British Road making this small development extremely popular with easy to access all the local facilities from this centrally located cul-de-sac. The Beach at Trevaunance Cove is just over half a mile (10/15 minutes' walk).

#### INFORMATION

Tenure : Freehold

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Double Glazing

Measurements are for guidance only and we have not seen title documents.

#### ACCOMMODATION

##### ENTRANCE LOBBY

3' 9" x 8' 11" (1.15m x 2.73m)

##### KITCHEN

9' 3" x 9' 11" (2.82m x 3.03m)

##### LIVING ROOM

13' 10" x 11' 0" (4.22m x 3.36m)

##### DINING AREA

8' 0" x 10' 0" (2.46m x 3.05m) Maximum measurements.

GROUND FLOOR



SHOWER ROOM

7' 1" x 5' 6" (2.17m x 1.68m)

BEDROOM

11' 8" x 9' 11" (3.57m x 3.03m)

BEDROOM

9' 11" x 10' 11" (3.04m x 3.33m) Maximum measurements, L in shape.

GARAGE

9' 7" x 19' 2" (2.93m x 5.85m)

DIRECTIONS

From our central St Agnes office, by car, continue around the one-way system down Town Hill and at the bottom turn right into British Road. Continue up British Road until turning left into Castle Meadows. Once in Castle Meadows, turn left again and the bungalow will be on your left hand side.

EPC TBC

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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