

17 Trevere Close

Connor Downs, TR27 5DJ







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Nestled within a sought after cul-de-sac, this two-bedroom linked detached bungalow has been thoughtfully extended to maximise both space and comfort, making it an ideal home for a variety of lifestyles.

Upon entering, you are welcomed into a bright conservatory, a perfect spot to enjoy additional seating and unwind on warm summer evenings. The generous dual aspect lounge is light and airy, offering flexible living options to suit your needs. The heart of the home is the well designed kitchen/diner, boasting ample worktop and storage space. With its sociable layout, it provides the perfect setting for entertaining friends and family. Both bedrooms are well-proportioned, with the master bedroom further enhanced by an extension that includes an en-suite shower room, as well as additional space that could serve as a hobby area or workstation. A practical family bathroom completes the internal accommodation.

Outside, the rear garden enjoys wonderful countryside views and features a large lawn along with a patio area, ideal for outdoor dining and relaxation. There is also ample room for a substantial shed or summerhouse, providing either extra storage or further seating space. To the front, a lawned area and private driveway offer convenient off road parking.



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Guide Price £320,000

Location

Connor Downs is a village in west Cornwall, situated in the civil parish of Gwinear-Gwithian. Located east of Hayle and south-southeast of Gwithian churchtown, it offers picturesque surroundings and a friendly community. The village features amenities such as a primary school, a pub, and Connor Downs Surgery.

Accommodation

Conservatory
Hallway
Living Room
Kitchen/Diner
Bathroom
Bedroom One with Ensuite and Built in Wardrobes
Bedroom Two with Built in Wardrobes

Garage

With an up and over door and electricity inside, it provides a good amount of storage.

Parking

A driveway providing off road parking for one vehicle.

Outside

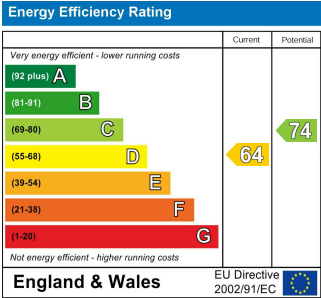
The rear garden is a generous, well kept space with a wide lawn and established planting to the borders. A paved patio provides an ideal spot for outdoor dining and seating, while a summerhouse offers versatile use as storage, a hobby room, or a quiet retreat. The garden is fully enclosed, enjoying privacy and open countryside views, making it both practical and inviting.

Services

Mains water, drainage and electricity. Gas central heating.

Council Tax Band-C





What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

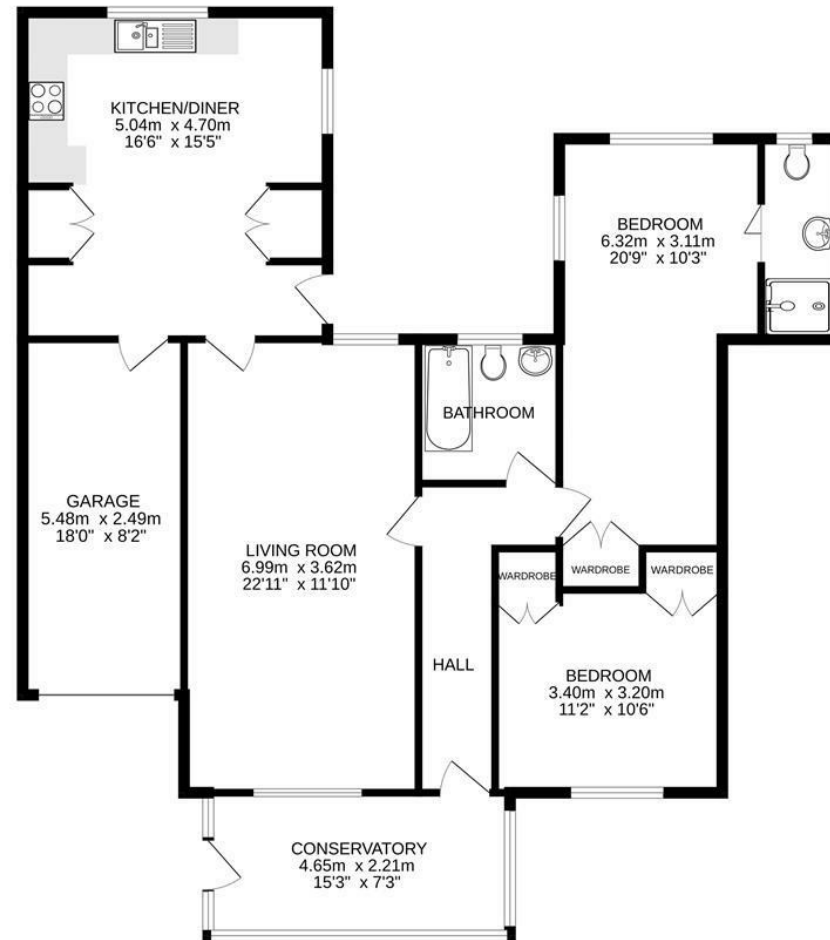
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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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