

**FOR SALE**



**The Tiny House Agan Chi**  
**Asking Price Of £50,000**

  
**MARTIN&CO**



# The Tiny House Agan Chi

Asking Price Of £50,000

- HAND MADE IN FALMOUTH
- CARAVAN SPECIFICATION
- TWO BEDROOMS
- SHOWER ROOM & WC
- FULLY FITTED KITCHEN

The Tiny House Agan Chi is a locally made, unique and innovative housing solution. Built on top of a trailer for ease of transporting to its forever home, the Tiny House is ideal for budget friendly, compact living, additional guest accommodation or even a work from home study! Popular with buyers looking for an additional Air B & B type income, the Tiny House can be parked on private land (subject to local planning consents) and can be hooked into mains electricity. The Tiny House has everything you need for comfortable day to day living, with a fully fitted kitchen, shower room and two double bedrooms. Agan Chi is both stylish and finished to a high specification.

## SPECIFICATION

The Tiny House Agan Chi is on a New Vlemmix 660 trailer. Platform is 660cm x 244cm.

Tiny House size 720cm Long (including overhang) X 254cm wide.

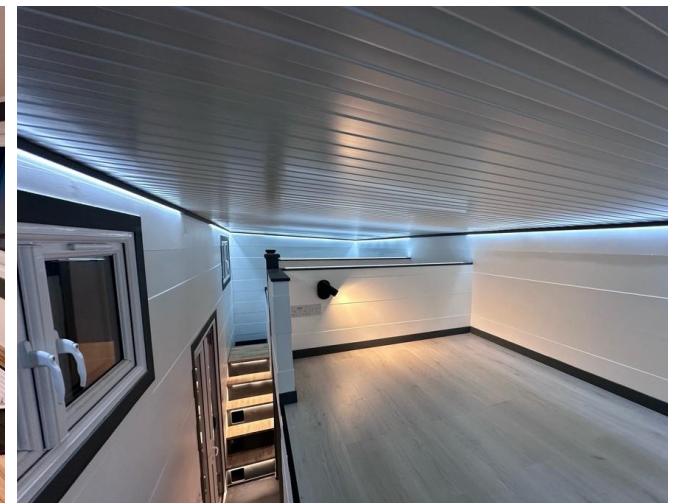
Trailer Total Length: 810cm (Including A frame) Tiny House Total Height: 380cm.

Number of Axles: 2.

Payload per Axle: 1,800kg.

Trailer Weight: 3.5 Ton.

This makes the Tiny House road towable in UK and Europe by a vehicle capable of towing 3.5 ton ie a Land Rover.



Low maintenance exterior made up of metal clad and composite wood effect clad.

Full A Rated double glazing windows and French door.

Metal insulated roof.

LPG boiler for hot water.

Under Floor heating in ground floor.

Heated towel rail in shower room.

Fully fitted kitchen including integrated Fridge, Fan Oven, LED plinth lighting, multi function sink and drainer, double LPG hob, washing machine area with connections, space for freezer and ample storage.

Breakfast bar to seat 3.

Lounge area has own lighting with TV connections on wall, plus storage cupboards.

Mezzanine floors will both fit a double mattress for sleeping and have TV connections on wall

Shower room includes sink with vanity unit, household toilet, shower cubicle with overhead shower, LED lighting.

Stairs have LED lighting and provide additional storage nooks.

Can be connected to mains sewage and electricity.

Potential to be adapted for off-grid living.

THE TINY HOUSE IS NOT BEING SOLD WITH ANY LAND AND THE PURCHASER WILL NEED TO HAVE SOMEWHERE TO RELOCATE IT TO AT THE TIME OF PURCHASE. MARTIN & CO ARE NOT IN A POSITION TO ADVISE ON PLANNING REGULATIONS.

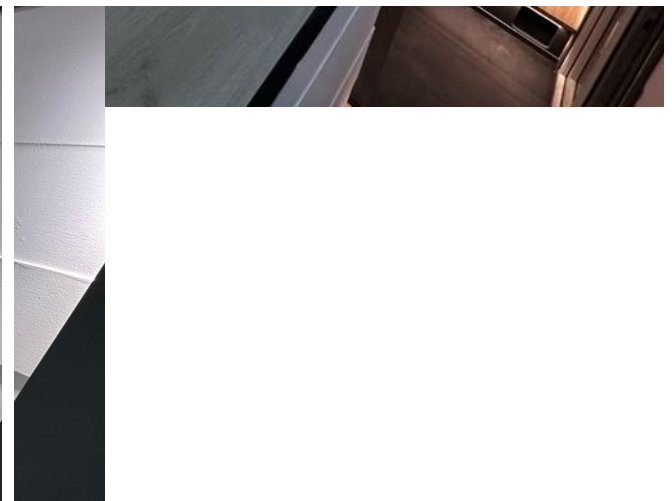
THIS IS A CASH PURCHASE ONLY.

WE ARE INFORMED THAT FOR PLANNING REGULATIONS CORNWALL COUNCIL CLASSIFIES THE TINY HOUSE AS A CARAVAN BUT BUYERS MUST SATISFY FOR THEMSELVES THAT THE TINY HOUSE IS SUITABLE FOR THE USE THAT THEY INTEND FOR IT.

BUYERS MUST ALSO DO THEIR OWN RESEARCH THAT WHERE THEY INTEND TO PARK IT IS PERMITTED BY LOCAL PLANNING REGULATIONS.

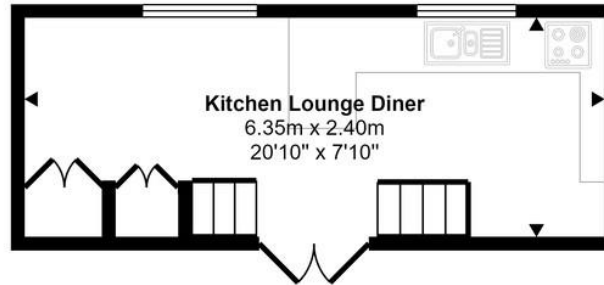
EPC not required

Useful link: <https://www.cornwall.gov.uk/planning-and-building-control/planning-advice-and-guidance/>

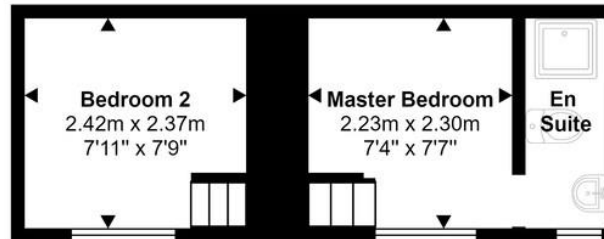




Approx Gross Internal Area  
30 sq m / 326 sq ft



Ground Floor  
Approx 15 sq m / 164 sq ft



First Floor  
Approx 15 sq m / 162 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

01326 697696  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.