



Trevarthian Road
St. Austell
PL25 4BT

Price Guide £260,000

- THREE BEDROOM SEMI DETACHED
- TWO OFF STREET PARKING SPACES
- CONNECTED TO ALL MAINS SERVICES
- RENOVATED THROUGHOUT
- MOVE IN READY CONDITION
- OPEN PLAN KITCHEN / DINING ROOM
- COUNCIL TAX BAND B
- WALKING DISTANCE TO THE TOWN CENTRE
- SITUATED UPON A PRIVATE ACCESS LANE
- TENURE - FREEHOLD



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1097.92 sq ft



Property Description

Millerson Estate Agents are delighted to bring this three bedroom semi detached property situated on the edge of St Austell town to the market. Having been lovingly renovated throughout this home is now move in ready and ideal for those with growing families. It has a wonderful open plan kitchen / dining area so ideal for socialising and entertaining with the rest of accommodation comprising of a family lounge, rear porch, two double bedrooms, one single bedroom, a fully fitted luxury bathroom with separate shower and an outside utility room. Further benefits include off street parking and having a laid to lawn, sunny aspect rear garden providing a safe space for pets and children - a perfect home which is sure to tick all the boxes. The property is connected to all mains services and falls within Council Tax Band B. Viewings are highly recommended to appreciate all that there is to offer.

Location

The property is set in a tucked away location, accessed via a private lane within a favoured residential district. Situated off of Trevarthian Road this property has pedestrian access to the railway and bus station, whilst only a short walk downhill into St Austell town centre. It provides an excellent range of amenities including a comprehensive range of shops, restaurants and public houses. In addition there is a cinema, bowling alley and leisure centre with public swimming pool, and the sandy beaches of Carlyon Bay, historic port of Charlestown and the Roseland Peninsula being only a short drive away. Educational facilities are also within reach with Poltair Academy and St Austell College both easily accessible by foot.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

Composite door (new and installed in 2023) leading into:

Entrance Porch

4'9" x 3'2" (1.46m x 0.98m)

Leading through into:

Open Plan Kitchen / Dining Room

Kitchen - 6.05m x 3.01m - Skimmed ceiling. Smoke sensor. Double glazed window to the front aspect. Range of wall base fitted units with roll edge laminate worksurfaces with stainless steel sink with drainer

and mixer tap. Integrated Beko oven, electric hob and extractor hood above. Space for freestanding fridge/freezer. Radiator. Ample power sockets. Luxury vinyl flooring. Skirting.

Dining Area - 3.58m x 2.88m - Open plan from the kitchen. Skimmed ceiling. Double glazed window to the front aspect. Ample power sockets. Broadband connection point. Built in alcove shelving. Carpeted flooring. Skirting.

Rear hallway leading to:

Lounge

14'1" x 10'9" (4.31m x 3.29m)

Skimmed ceiling. Double glazed bay window to the rear aspect overlooking the rear garden. Built in alcove shelving. Radiator. Ample power sockets. TV connection point. Carpeted flooring. Skirting.

Rear Porch

UPVC double glazed door and side panel window leading out to the rear aspect and garden.

First Floor

Landing - Carpeted flooring. Skirting. Doors leading to:

Bedroom One

12'0" x 10'10" (3.68m x 3.31m)

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Two

11'8" x 10'7" (3.57m x 3.24m)

Skimmed ceiling. Double glazed window to the rear aspect overlooking the garden. Radiator. Ample power sockets. Carpeted flooring. Skirting. Loft access which is boarded and has 300mm of insulation.

Bedroom Three

7'8" x 5'11" (2.36m x 1.81m)

Skimmed ceiling. Double glazed window to the rear aspect overlooking the garden. Radiator. Ample power sockets. Radiator. Carpeted flooring. Skirting.

Family Bathroom

9'10" x 6'3" (3.02m x 1.92m)

Skimmed ceiling. Double glazed frosted window to the front aspect.



Extractor fan. Bath with shower over and paneled surround. W/C with push flush. Wash basin with mixer tap and built in storage beneath. Partially paneled walls. Airing cupboard housing the Baxi combination boiler. Built in shower cubicle with rainfall shower head, motion lighting and integrated shelving. Radiator. Vinyl flooring. Skirting.

Parking

There is off street, stone chipped parking for two vehicles with steps leading down to the front door. There is some off street parking located close by should additional be required.

Outside

To the Front - There is a utility style outbuilding measuring 3.01m x 1.20m with a double glazed window and built in wall and base units with space to house white goods. Outside water access via wall mounted tap.

To the Rear - An enclosed laid to lawn garden with timber fencing boundary and stone chipped pathway with side access. Fully stocked flower beds with a variety of plants and shrubs. Wall mounted security lighting. Views across the Cornish countryside.

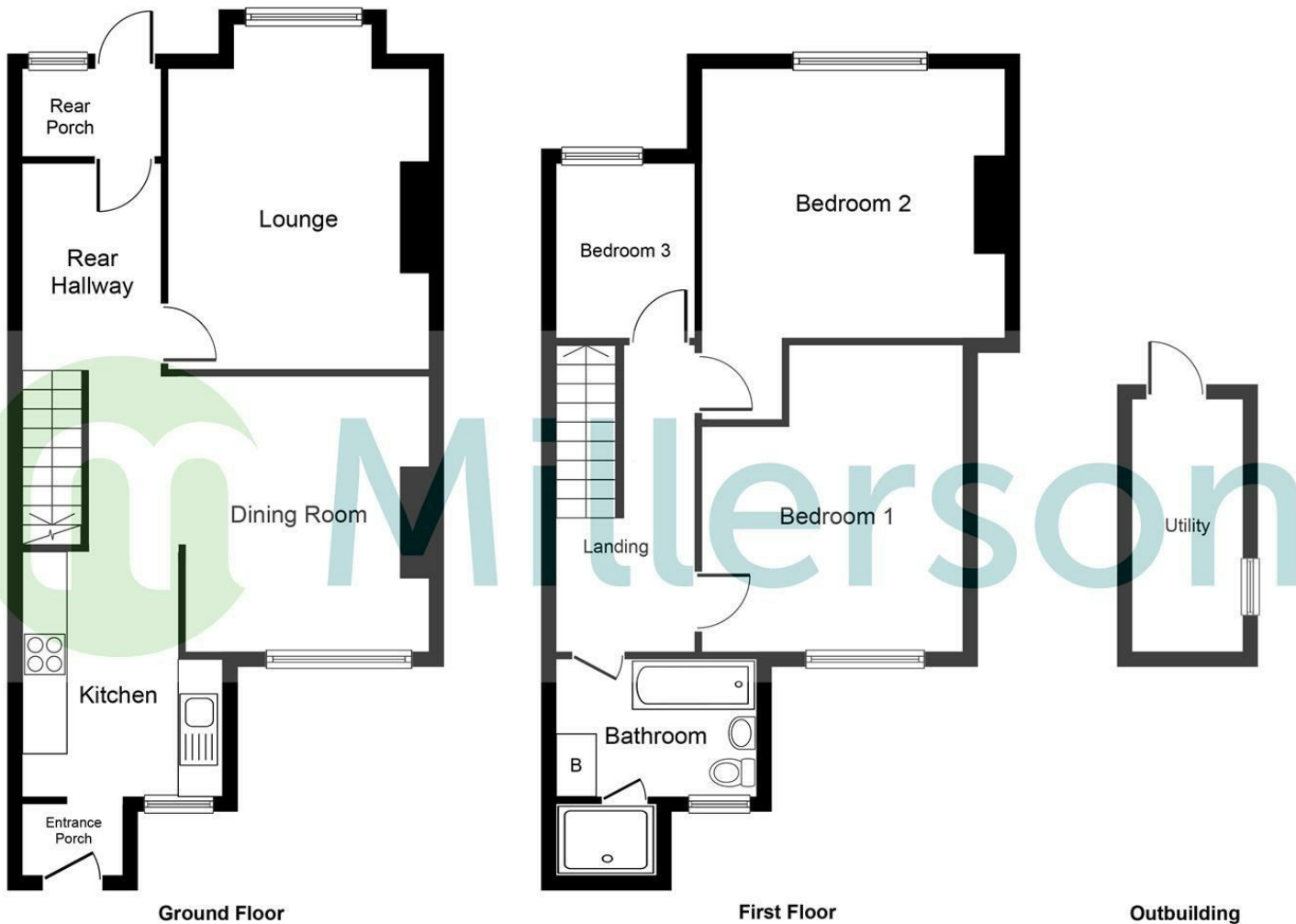
Services

The property is connected to mains gas, water, electricity and drainage. We have not tested to appliances or services. It has a freehold tenure and falls within Council Tax Band B.

Directions

From the railway station ascend the hill and at the first mini roundabout turn left taking an immediate left again heading into Palace Road. Continue straight running parallel to the railway station to your left to the end as follow the road as it bears round to the right. Ascend the hill passing the new estate - Palace Gardens- on your left before taking the private lane and following it around where the property will be located on the left hand side.





Ground Floor

First Floor

Outbuilding

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Millerson Estate Agents

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

