



Trevar Close
St. Austell
PL25 4SL

Price Guide £440,000

- FOUR GOOD SIZED BEDROOMS
- SHOW HOME CONDITION
- STUNNING CORNISH COUNTRYSIDE VIEWS
- EXPANSIVE REAR GARDEN
- FLAT LEVEL PLOT
- QUIET RESIDENTIAL CUL DE SAC
- CONNECTED TO ALL MAINS SERVICES
- WALKING DISTANCE TO THE TOWN CENTRE
- OFF STREET PARKING
- COUNCIL TAX BAND D



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Tenure - Freehold

Council Tax Band - D

Floor Area - 882.64 sq ft



4



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D60

PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to bring this wonderfully spacious four bedroom detached dormer bungalow to the market. Having been lovingly renovated, modernised and extended throughout by the current owners, allows this home to be move in ready and is presented in show home condition. The accommodation briefly comprises of a flat level access leading into a bright and airy entrance hallway with doors leading off to the open plan lounge/diner through to the kitchen, two bedrooms and downstairs shower room. Upstairs has been converted in 2021 and provides two further bedrooms with a wonderful primary bedroom with countryside views and fully fitted ensuite. The bungalow also benefits from a bigger than average integral garage with ample storage space, power and lighting. Externally the front and rear sunny aspect gardens are predominantly laid to lawn with a range of mature plants, shrubs and trees. Recently the comp The property offers ample off street parking via a double width block paved driveway. The bungalow is connected to all mains services and falls within Council tax Band D. Viewings are highly recommended to appreciate all that there is to offer.

LOCATION

Situated on Trevear Close in St Austell, this property has pedestrian access to the railway and bus station, whilst only a short walk 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 and Penrice Academy and St Austell College close by. Further afield and approximately 13 miles away is Cornwall's capital, Truro, with its comprehensive range of shopping and famous Cathedral.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

Double glazed front door with side panels leading into the:

ENTRANCE HALLWAY

Skimmed ceiling. Recessed spotlights. Smoke sensor. Radiator. Storage cupboard. Ample power sockets. Carpeted flooring. Skirting. Doors leading to:

KITCHEN

12'10" x 9'2" (3.9 x 2.8)

Skimmed ceiling. Double glazed window to the front aspect. Coving. Recessed spotlights. Vertical column radiator. Range of wall and base fitted units with straight edge worksurfaces and tiled splashbacks. Composite sink with drainer and mixer tap. Integrated oven and grill with

five ring induction hob above, slimline dishwasher and fridge. Airing cupboard housing Worcester combination boiler. Understairs storage cupboard. Radiator. Ample power sockets. Solid Oak flooring. Skirting.

LOUNGE / DINING ROOM

25'7" x 11'6" (7.8 x 3.5)

Maximum measurements taken. Open plan. Smoke sensor. Coving. Double glazed floor to ceiling window to the rear aspect with double glazed patio doors leading to the rear garden. Decorative open fireplace. Partially carpeted and Solid Oak flooring in the dining area leading through into the kitchen. Ample power sockets. Two radiators. Skirting.

BEDROOM TWO

13'1" x 11'10" (4.0 x 3.6)

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Built in wardrobe and storage space. Radiator. Ample power sockets. Carpeted flooring. Skirting.

BEDROOM THREE

10'10" x 9'10" (3.3 x 3.0)

Skimmed ceiling. Coving. Double glazed window to the front aspect. Built in wardrobe and storage space. Radiator. Ample power sockets. Carpeted flooring. Skirting.

DOWNSTAIRS SHOWER ROOM

Skimmed ceiling. Coving. Double glazed frosted window to the front aspect. Recessed spotlights. Extractor fan. Radiator. Oversized wash basin with mixer tap and built in storage beneath. W/C with push flush. Partially tiled. Double walk in shower unit. Luxury Vinyl flooring. Skirting.

LANDING

Skimmed ceiling. Double glazed Velux window to the rear aspect. Smoke sensor. Ample power sockets. Storage cupboard. Carpeted flooring. Skirting. Doors leading to:

BEDROOM ONE

12'6" x 7'10" (3.8 x 2.4)

Skimmed ceiling. Double glazed Velux windows to the front and rear aspects. Ample power sockets. Built in wardrobes with sliding doors. Radiator. Ample power sockets. Carpeted flooring. Skirting. Sliding frosted glass door leading through to the ensuite.

BEDROOM ONE ENSUITE

Skimmed ceiling. Double glazed frosted Velux window to the front aspect. Extractor fan. Recessed spotlights. Partially tiled. Bath with shower over. Wash basin with tiled splashback and mixer tap. W/C with push flush. Radiator. Luxury Vinyl flooring. Skirting.



BEDROOM FOUR

13'1" x 9'10" (4.0 x 3.0)

Skimmed ceiling. Double glazed Velux windows to the front and rear aspects with Cornish countryside views. Ample power sockets. Radiator. Carpeted flooring. Skirting.

OUTSIDE

To the Front - There is a small laid to lawn area with decorative plants with driveway parking and hardstanding stone entrance pathway. Side access also available.

To the Rear - Spacious laid to lawn garden bordered with a range of flourishing, mature plants and shrubs and enjoying wonderful countryside views. Newly installed composite decking and timber wooden fencing to the rear and left hand side boundaries.

GARAGE

22'0" x 9'10" (6.7 x 3.0)

Electric roller door. Ample power sockets. Lighting. Units with stainless steel sink and plumbing and space for washing machine, tumble dryer and freezer. UPVC door leading to the rear garden.

PARKING

The property has a block paved double width driveway for off street parking for multiple vehicles in addition to the garage space.

SERVICES

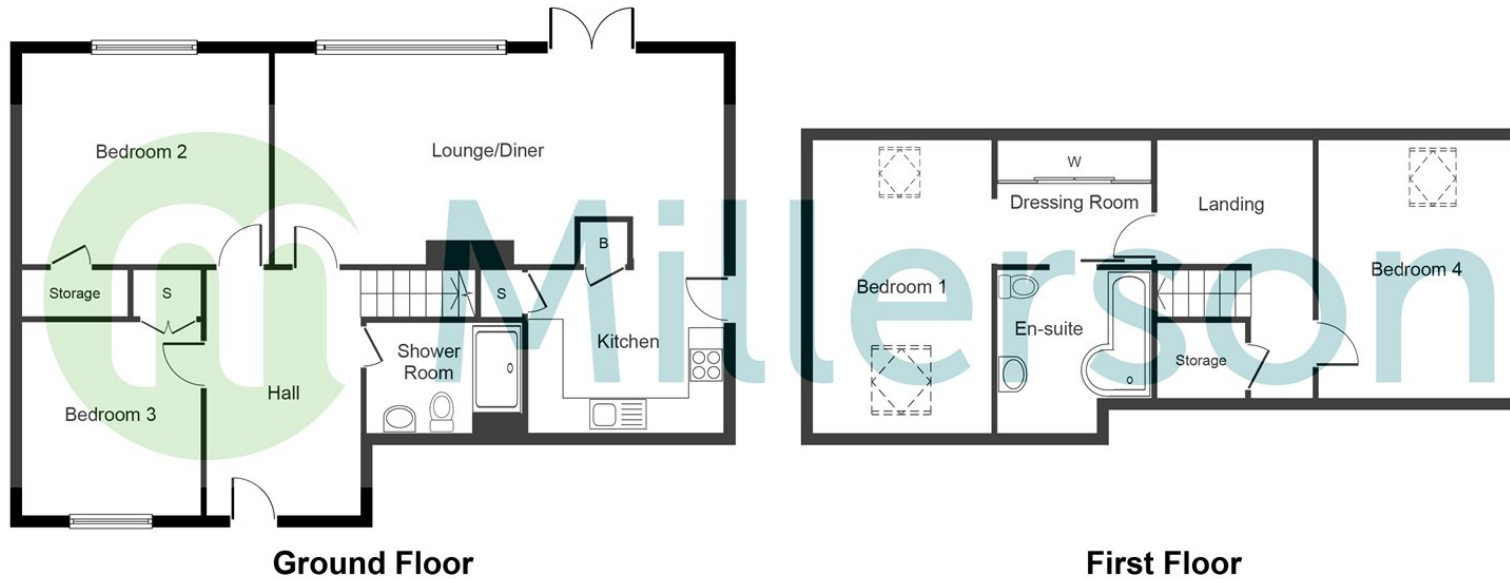
Mains electricity, water, gas and drainage. Council tax band D.

DIRECTIONS

From Truro, enter St Austell along the A390 going straight over the double roundabout passing the McDonalds fast food restaurant on your right, turn left at the next set of traffic lights into Sawles Road. Continue and take the next right in to Eastbourne road and then right again into Trevear Close - follow the road down and the property will be shortly located to the right of you.



Directions To Property



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Valuation Request



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

