



Treloar Close
St. Austell
PL25 3DW

Asking Price £310,000

- BRAND NEW TWO/THREE BEDROOM DETACHED HOUSE
- ALLOCATED OFF STREET PARKING FOR TWO
 - NO ONWARD CHAIN
 - HIGH SPECIFICATION THROUGHOUT
- SUNNY ASPECT REAR GARDEN
- CONNECTED TO ALL MAINS SERVICES
- MOVE IN READY OCTOBER 2024
- 10 YEAR NEW BUILD WARRANTY
- WALKING DISTANCE TO SHOPS, SCHOOLS AND RECREATIONAL PARK
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1087.15 sq ft



Property Description

Millerson Estate Agents are delighted to bring this wonderfully designed brand new two/three bedroom detached house to the market. Situated upon a favorable sized plot and benefitting from no onward chain, open plan living, sunny aspect rear garden and off street parking this is one property not to be missed. The accommodation has been fitted to a high specification and briefly comprises of a bright and airy entrance hallway with doors leading off to the open plan kitchen/diner/lounge, separate reception room which could be used as a third bedroom if required in addition to a downstairs shower room with W/C. The downstairs is heated throughout with underfloor heating which is individually operated per room.

Upstairs two sizeable bedrooms await and a family washroom complete with both a shower and separate bath. Externally there is a tiered laid to lawn enclosed sunny aspect garden which will make the the perfect spot for enjoying those beautiful Cornish evenings. The property is connected to all mains services and is still currently being banded for Council Tax. The house is in move in ready condition and can complete as soon as is possible. Viewings are highly recommended to appreciate all that there is to offer.

Location

The property is located within the Bethel/Boscoppa/Sandy Hill area of St Austell and is within an immediate walking distance to the local shop, bus routes, social club, play park, supermarkets in addition to being in the catchment area of two highly regarded Primary Schools. Further afield St Austell town centre is situated approximately 1 mile away and offers a wider range of shopping, coffee shops, restaurants and a local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

Composite front door leading into the:

Entrance Hallway

Skimmed ceiling. Recessed spotlights. Under-stairs storage cupboard measuring 1.79m x 0.65m. Underfloor heating. Ample power sockets. Laminate flooring. Skirting. Doors leading to:

Kitchen / Lounge / Diner

18'11" x 10'10" (5.78m x 3.31m)

Maximum measurements taken. Double glazed windows to the front and rear aspects. Skimmed ceiling. Smoke sensor. Recessed spotlights. Ample power sockets. TV/Phone/Broadband connection points. Laminate flooring. Underfloor heating. Skirting. Double glazed extra wide sliding patio doors leading out to the rear patio and garden.

Kitchen - A navy blue Howdens kitchen with wall and base fitted units with straight edge worksurfaces and composite sink with drainer and mixer tap. Integrated Lamona dishwasher, four ring induction hob, oven/grill, splash-back and extractor hood. Space and plumbing for washing machine and fridge/freezer. 'Main' combination boiler housed.

Bedroom Three / Reception Room

11'10" x 10'11" (3.61m x 3.33m)

Double glazed window to the side aspect. Skimmed ceiling. Recessed spotlights. Ample power sockets. TV/Phone/Internet connection points. Underfloor heating. Laminate flooring. Skirting.

Downstairs Shower Room

7'9" x 6'0" (2.37m x 1.85m)

Doubled glazed frosted window to the front aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Double walk in shower unit with rainfall head and separate attachment. Wash basin with shaver point and mixer tap. W/C with push flush. Underfloor heating. Laminate flooring. Skirting.

First Floor

Landing - Double glazed Velux window to the front aspect. Skimmed ceiling. Recessed spotlights. Smoke sensor. Thermostat control panel. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

15'7" x 12'0" (4.77m x 3.66m)

Maximum measurements taken. Double glazed window to the front and side aspects. Skimmed ceiling. Recessed spotlights. Radiator. Ample power sockets. TV/Phone/Internet connection points. Carpeted flooring. Skirting.

Bedroom Two

15'7" x 10'1" (4.77m x 3.08m)

Maximum measurements taken. Double glazed frosted and clear windows to the front and side aspects. Skimmed ceiling. Recessed spotlights. Radiator. Ample power sockets. TV/Phone/Internet connection points. Carpeted flooring. Skirting.

Family Bathroom

10'1" x 5'9" (3.09m x 1.77m)

Maximum measurements taken. Double glazed Velux window to the rear aspect. Skimmed ceiling, Extractor fan. Heated towel radiator. W/C with push flush. Wash basin with mixer tap and tiled splash-back. Bath with tiled surround. Corner walk in shower unit. Shaver point. Vinyl flooring. Skirting.

Externally

From the kitchen/diner/lounge expansive sliding doors lead out on to the rear patio which is sizeable enough to house outdoor furniture and is perfect for hosting and entertaining. From the patio there are steps which lead up to the tiered laid to lawn spacious garden which is level and enjoys a sunny aspect for the majority of the day. Further outdoor benefits include a double power socket, wall mounted tap and security lighting.

Parking

There is two allocated, off street, parking spaces to the front of the property.

Warranty

The property is covered by a 10 year New Build Warranty.

Services

The property is connected to mains gas, water, electricity and drainage. In addition there is a BT Connection. The property falls within Council tax band C. All appliances are Lamona and the kitchen, floors and doors are all Howdens. The access road into the development will be shared maintenance amongst all properties.

Material Information

Verified Material Information



Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 3 bedrooms
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and Underfloor heating
Broadband: No broadband connection
Parking: Driveway and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Shared access drive way with 4 Brockstone Road & 1,2,3&4 Treloar Close.
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Wide doorways and Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

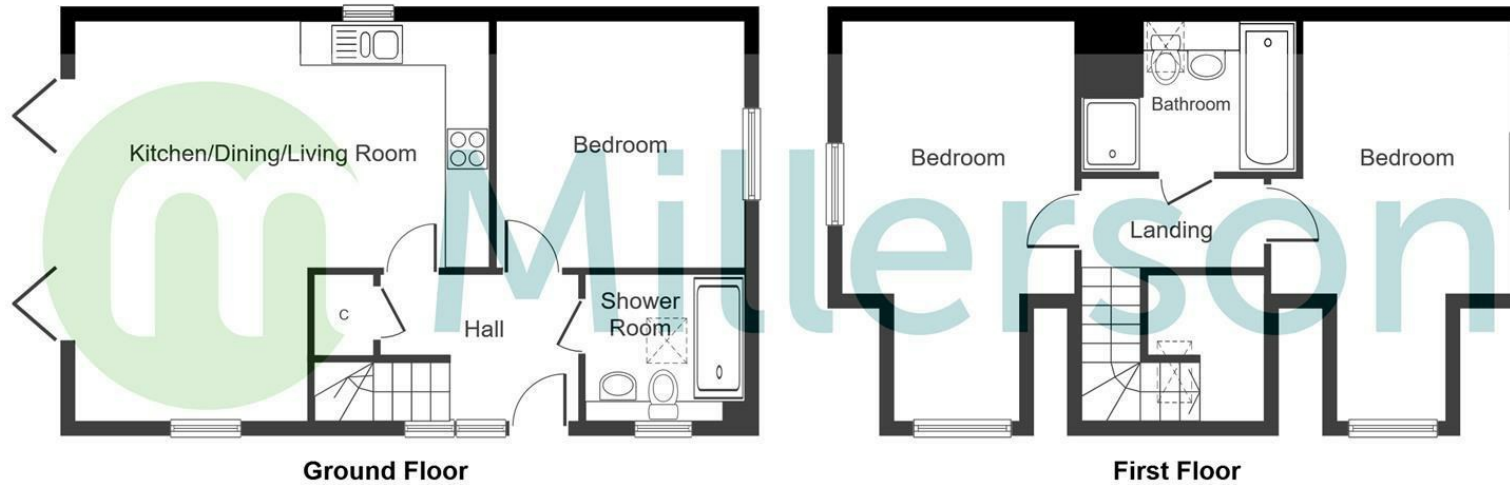
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Directions To Property

From our St. Austell office turn right onto High Cross Road. At the roundabout take the first exit onto Carlyon Road. Continue to Polkyth Road. At the four way junction head straight over. You will pass Sandy Hill School on your left. At the roundabout go straight over, then at the traffic lights continue straight until you reach the Bethel double roundabout. Here take the first exit and the development will then be almost immediately seen on your right hand side and signposted Treloar Close.



Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB
E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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