



Higher Trehiddle
St Austell
PL25 5FX

Asking Price £309,950

- BRAND NEW HOUSE
- NHBC 10 YEAR GUARANTEE
- ENSUITE MAIN BEDROOM
- OPEN PLAN KITCHEN/DINER
 - TWO PARKING SPACES
- GAS CENTRAL HEATING
 - EDGE OF TOWN
 - LIVING ROOM
- ENCLOSED REAR GARDEN



Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 689.00 sq ft



Property

A great new house on this popular Wain Homes development, this three bedroom semi-detached family home with gas central heating and accommodation that briefly comprises, cloakroom, entrance hall, lounge, kitchen/diner, and on the first floor is a landing, main bedroom ensuite and two further bedrooms and family bathroom. Outside is parking for two cars and an enclosed rear garden.

Location

This is a great location on the Western fringes of St Austell town and is about a mile away from this extensive shopping Centre where there are also many local businesses and a mainline railway station. A short drive away is the famous Eden Project, the beautiful Lost Gardens of Heligan and some amazing coastline and stunning villages such as Charlestown and Mevagissey.

Entrance Hall

With front door, built in cupboard. stairs to first floor.

Lounge

10'10" x 16'3" (3.31m x 4.960m)

Dual Aspect with double glazed windows to front and side elevation.

Kitchen/Diner

16'3" x 9'3" (4.96m x 2.83m)

An extensive kitchen/diner with a range of units, work tops, wall units, one and half bowl drainer sink unit, built in fridge/freezer, built in oven, hob and extractor over. Dining area with double glazed French doors to garden, inset spot lights.

Landing

Storage cupboard.

Main Bedroom

11'5" x 10'10" (3.48m x 3.31m)

Double glazed windows to front and side elevation, door to:

Ensuite

With tiled walls, panelled bath, pedestal wash basin, low level WC, side window and extractor fan.

Bedroom Two

9'4" x 8'5" (2.87m x 2.58m)

Double glazed window to side elevation.

Bedroom Three

9'11" x 7'5" (3.03m x 2.28m)

Double glazed window to side elevation.

Family Bathroom

Tiled walls, panelled bath, low level WC, pedestal wash basin, extractor fan, inset spot lights.

Outside

There are gardens to the front with path around the side leading to the enclosed rear garden. Two Parking spaces.

Services

Mains water, electricity, drainage and gas.

Council tax to be confirmed.

Agents Note

This house is under construction, and we have limited photos available.

We would suggest that anyone interested, call us to arrange a site visit where we can show interested parties similar homes for comparison purposes.

Material Information

Plot 97: 8 Marsh Orchid Crescent (and other plots on site details may vary).

Freehold

Completion due Spring 2025

No Easements:

Restrictive Covenants please refer to agent for list.

Planning number Phase two: PA/200535

Parking 2 Allocated Space

No Flooding issues

No Coastal erosion

Access, via adopted road and then immediate road will be under management company, details yet to be confirmed

Mining searches done for development site

Knotweed : No

Disputes; No

No crime has taken place on the property

Mains Electricity

Mains Gas,

Mains Water

Mains Gas

Mains Drainage

Council tax to be confirmed

Broadband speed (Market supermarket) 264 MG via Virgin

Most mobile telephone companies service normal.

Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Scan QR For Material
Information



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

Copyright V360 Ltd 2024 | www.houseviz.com

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 | | |

 **Millerson**
millerson.com