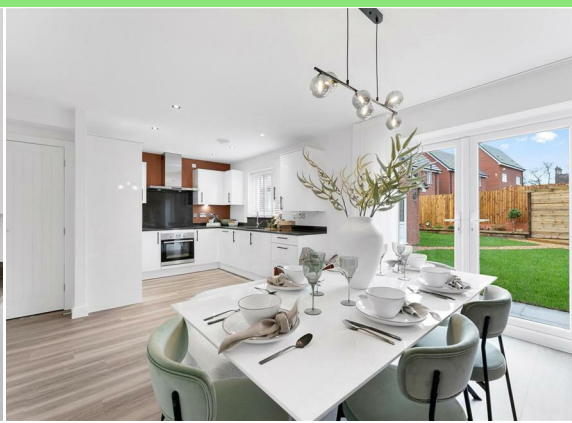




# Higher Trehiddle St Austell PL25 5FX

£359,950

- DETACHED FOUR BEDROOMS HOUSE
- NEW HOMES 10 YEAR WARRANTY
- DOUBLE GARAGE
- TWO PARKING SPACES
- GARDENS
- BRAND NEW HOME
- COMPLETION DUE NEW YEAR
- CLOSE TO TOWN CENTRE
- PART EXCHANGE CONSIDERED



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1088.00 sq ft



4



2



3



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### Property

A substantial four bedroom detached family house with spacious gas centrally heated accommodation that briefly comprises entrance hall, Living room with large bay window, kitchen/dining room, cloakroom/WC, and on the first floor four bedrooms, one ensuite and family bathroom. Outside that are lovely gardens and garage and two parking spaces.

### 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.

### Hall

With stairs to first floor, door to:

### Cloakroom/WC

6'9" x 3'3" (2.07m x 1.01)

Low level WC, window to front elevation, wash basin.

### Lounge

11'7" x 15'10" (3.55m x 4.85m)

With bay window to front elevation.

### Kitchen/Diner

21'3" x 11'2" (6.49m x 3.42m)

An extensive range of units with glass splash back stainless Steel sink oven, gas hob, Extractor hood over, down lighters, USB sockets, stainless steel sink unit, windows to rear elevation, Dining area with double glazed French doors to rear elevation

### First Floor

Landing with window to side elevation.

### Main Bedroom

11'7" x 10'11" (3.55m x 3.34m)

Double glazed window to front elevation.

### Ensuite

8'5" x 3'4" (2.57m x 1.02m)

Low level WC, wash basin and shower cubicle.

### Bedroom Two

9'8" x 9'3" (2.97m x 2.83m)

Double glazed window to rear

### Bedroom Three

11'3" max x 6'10" max (3.45m max x 2.09m max)

Window to rear elevation.

### Bedroom Four

9'3" x 6'7" (2.84m x 2.03m)

Double glazed window to front elevation.

### Family Bathroom

8'5" x 5'6" (2.57m x 1.69m)

Low level WC, panelled bath, and wash basin.

### Garden

To the front is an open plan lawn area.

Enclosed rear garden, ideal for pets and small children.

### Services

Mains Water, Electricity, Gas, Drainage.

Council tax to be confirmed.

### Material Information

Plot 90: 3 Marsh Orchid Crescent ( and other plots on site details may vary).

Freehold

Parking 2 Allocated spaces

No Coastal erosion

No Flooding issues

No disputes.

Completion due March 2025

No Easements:

Restrictive Covenants please refer to agent for list.

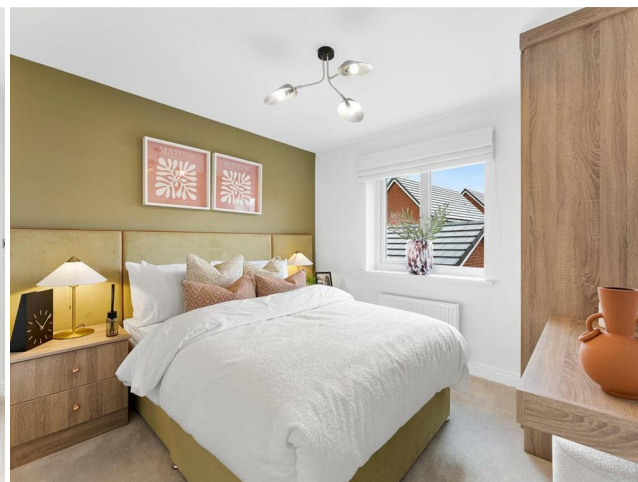
Planning number Phase two: PA/200535

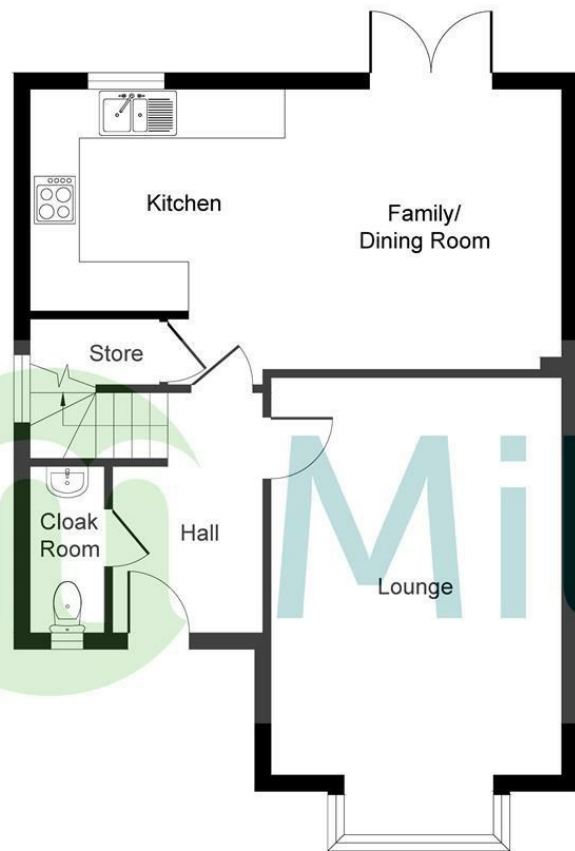
Access, via adopted road and then immediate road will be under





management company, details yet to be confirmed  
Mining searches done for development site  
Knotweed : No  
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.





Ground Floor



First Floor

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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## Directions To Property

Proceed out the town, heading for Truro, head up A390, and as you near the top of the hill before you leave the town, turn left at the roundabout, proceed down the road and please stop at the sales office carpark.

## Contact Us

Millerson Estate Agents  
5-6 Market Street

St Austell  
Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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