



Higher Trehiddle

St Austell

PL25 5FX

Asking Price £214,950

- BRAND NEW PROPERTY
- OVERLOOKING GREEN SPACE
  - GARAGE AND TWO ALLOCATED PARKING SPACES
- OPEN PLAN LIVING ACCOMMODATION
- PRACTICAL STORAGE THROUGHOUT
- INCENTIVES AVAILABLE
  - MOVE IN 2025



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - 589.00 sq ft



### Property Description

BRAND NEW HOME - READY IN 2025. The Dunham is an inviting coach house and benefits from an open plan kitchen, dining, and lounge area which provides a sociable space to relax, dine, and entertain, making everyday life a breeze. The thoughtful layout is ideal for unwinding after a long day or catching up with friends over a cup of tea. The main double bedroom offers a cosy retreat for restful nights, while the second bedroom is perfect for flexible use, whether as a stylish home office or a spacious walk-in wardrobe. This home also includes two spacious storage cupboards, offering plenty of room to keep everything neatly tucked away. The bathroom, conveniently located, adds to the home's practicality. The Dunham features an integral garage and one parking space, providing ample space for vehicles and storage alike. With views over an open green space, you'll enjoy a serene setting right on your doorstep, combining the comforts of modern life with the peace of a natural outlook. Further details below.

### Location

Situated on the Western fringes of St Austell town, this property is within walking distance to the town centre which offers an extensive range of shopping facilities, eateries, a cinema and also a bowling ally. Local schools are scattered around and the town centre provides a mainline railway station for those who need to travel further afield. You will find the world famous Eden Project and the beautiful Lost Gardens of Heligan a short drive away along with some amazing coastline and stunning villages such as Charlestown and Mevagissey.

### Entrance Hall

Stairs leading up to

### Lounge/Diner

17'8 x 10'9 (5.38m x 3.28m)

Open plan.

Double glazed window to the front aspect. Doors and openings leading to:

### Kitchen

8'6 x 6'5 (2.59m x 1.96m)

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top worksurfaces. Integrated oven. Sink with drainer.

### Bedroom One

12'3 x 10'4 (3.73m x 3.15m)

Maximum measurements taken.

Double glazed window to the front aspect. Built in storage cupboard.

### Bedroom Two

8'10 x 6'5 (2.69m x 1.96m )

Double glazed window to the front aspect.

### Family Bathroom

Wash basin. Bath. WC with push flush.

### Services

Mains Water, Electricity, Gas central heating and Drainage. Council Tax to be confirmed.

### For More Information

For further details, please contact us today.

### Material Information

Plot 447: 2 Vetch Avenue ( and other plots on site details may vary).

Freehold

Completion due October 2025

No Easements:

Restrictive Covenants please refer to agent for list.

Planning number Phase three: PA Number to be confirmed.

Parking 1 Allocated space and garage

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.





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](http://www.houseviz.com)

## 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](mailto:st.austell@millerson.com)

T: 01726 72289

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

Scan QR For Material  
Information

