

Trembear Road

St. Austell  
PL25 5NY

Price Guide £230,000

- DETACHED HOUSE
- FOUR BEDROOMS
- LARGE REAR GARDEN
  - GARAGE
  - LONG DRIVE
- LIVING ROOM/DINER
- CLOSE TO TOWN CENTRE
  - UTILITY ROOM
  - LONG FRONT GARDEN



 **Millerson**  
millerson.com

**Tenure - Freehold**

**Council Tax Band - C**

**Floor Area - 926.00 sq ft**



**4**



**1**



**1**



**F28**

### **Property**

This is a detached four bedroom house with spacious accommodation and large gardens and long drive. The house requires a little bit of refurbishment, but ideal for buyers to put their own stamp on this home. Accommodation comprises entrance hallway, living room/dining room, kitchen, utility room, ground floor bedroom, and on the first floor three bedrooms and family bathroom.

Outside is the real gem, with long rear front and rear gardens, the rear offering a degree of privacy and ideal for Alfresco dining. To the side is a long drive for parking for about three cars leading to the garage.

### **Location**

This is a great location just under a mile from the town Centre, which hosts a large range of local shops and businesses, local restaurants and cafes, and also a main line railway station and bus station. Access to the A30 is within a 20 minute drive and is the main route outside of Cornwall. Beyond St Austell town lie the sandy sheltered beaches of the south coast, the picturesque fishing villages of Mevagissey and Polperro, Cornwall's capital city Truro, and the stunning coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

### **Reception Hall**

With double glazed front door and side screen, paneled radiator, stairs to first floor.

### **Living room/Diner**

23'7" x 11'5" (7.20 x 3.50)

Narrowing to 2.56m, Double glazed window to front elevation, Woodwarm multi fuel stove with surround, double glazed window to rear, serving hatch to Kitchen.

### **Kitchen**

10'9" x 9'1" (3.30m x 2.79m)

Range of base units, space for cooker, extractor fan above, part tiled walls, one and a half bowl sink unit with mixer taps window to rear and door to:

### **Utility Room**

7'6" x 7'2" (2.29m x 2.20m)

Glazed to two sides, glazed door to rear garden, plumbing for washing machine, door to

### **Bedroom four/Study**

10'0" x 6'9" (3.06m x 2.08m)

Window to rear elevation, paneled radiator.

### **Landing**

Airing cupboard with hot immersion tank, access to loft space.

### **Bedroom One**

11'7" x 9'10" (3.54m x 3.01m)

Double glazed window to rear, paneled radiator.

### **Bedroom Two**

11'9" x 11'0" (3.59m x 3.37m)

Double glazed window to rear elevation, paneled radiator.

### **Bedroom Three**

8'10" x 6'8" (2.71m x 2.04m)

Double glazed window to front elevation, paneled radiator.

### **Family Bathroom**

7'10" x 5'4" (2.39m x 1.65m)

Part tiled walls, paneled bath, low level WC, wash basin set into vanity unit, window to rear elevation, heated towel rail.

### **Garage**

17'1" x 8'8" (5.23m x 2.65m)

Up and over door and power and light.

### **Outside**

To the front is a large rear garden lain to lawn, long drive way leading to garage. Paths leading around to rear garden, which offers a great area for children to play or to enjoy the sun and Alfresco dining.

### **Services**

Mains Water, electricity, drainage, gas.

Council tax band 'C'

### **Material Information**



Verified Material Information

Council tax band: C

Tenure: Freehold

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Off Street, and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

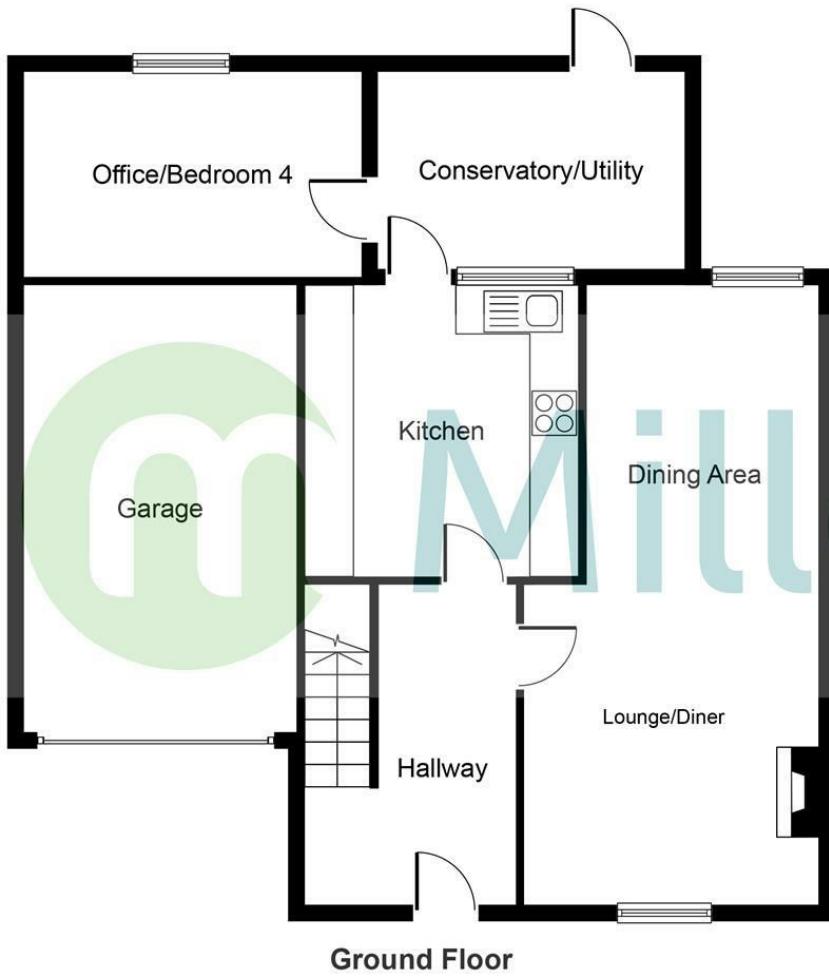
Energy Performance rating: F

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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.

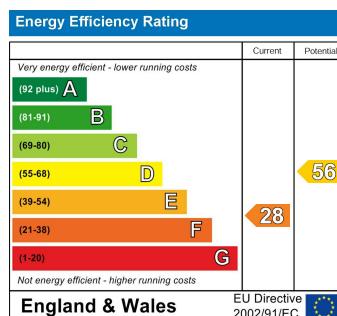
## Directions To Property

From the local main CO-OP store keep the store to the left, bear right and at the cross roads/traffic lights, go straight over, carry along this road, pass over the bridge, bear left, then about 300 meters, turn right at Turnavean Road, then the property will be found at the head of Trembear Road.



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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