



Tremewan  
Trewoon  
St. Austell  
PL25 5TG

Guide Price £165,000

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- MODERNISATION REQUIRED
- EXPANSIVE REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- PERFECT FIRST HOME
- GOOD LINKS TO THE A30
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DECEPTIVELY SPACIOUS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 947.22 sq ft



3



1



2



E45

#### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, three-bedroom, end of terrace house to the market. In need of modernisation throughout, this property is perfect for buyers looking to take their first steps on to the property ladder or those seeking a property they are able to put their own stamp on.

In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into an expansive lounge, separate dining room, kitchen, utility room, larder and a cloakroom – making it the perfect property for a growing family.

On the first floor, you are greeted by three well-proportioned bedrooms and a family bathroom. Externally, this property exhibits a vast rear garden which showcases a range of mature shrubs and foliage – the ideal place for summer soirees, al fresco dining, or simply soaking up the Cornish sunshine.

The property is connected to mains water, electricity and drainage. It also falls within Council Tax Band B. Viewings are highly recommended appreciate all this home has to offer.

#### LOCATION

Trewoon is a thriving village on the rural outskirts of the historic market town of St Austell. Local facilities include a public house, village stores, post office, garage and the highly regarded primary school at St Mewan. The property is approximately 3 miles from St Austell's town centre and the coastal facilities of St Austell Bay are only a short drive. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown used as a back drop for several films and period dramas and of course the world famous Eden Project.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

##### ENTRANCE HALLWAY

uPVC double glazed door. Skimmed ceiling. Smoke alarm. Consumer unit. Multiple plug sockets. BT master-socket. Skirting. Carpeted flooring.

##### DINING ROOM

11'2" x 9'3" (3.41m x 2.82m )

Skimmed ceiling. Dual aspect double glazed windows. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

##### LOUNGE

15'10" x 11'5" (4.85m x 3.50m )

Skimmed ceiling. Dual aspect double glazed windows. Electric fireplace. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

##### KITCHEN

13'8" x 5'3" (4.17m x 1.61m )

Skimmed ceiling. Extractor fan. Two double glazed windows to the rear aspect. Under-stairs storage cupboard. A range of wall and base fitted storage cupboards and drawers. Stainless steel sink basin with additional drainage board. Space for an electric oven, dishwasher and fridge freezer. Multiple plug sockets. Skirting. Vinyl flooring.

##### UTILITY ROOM

5'8" x 4'8" (1.75m x 1.44m )

Skimmed ceiling. Frosted double glazed window to the side aspect. Wall and base fitted storage cupboards and drawers. Space for a tumble dryer. Multiple plug sockets. Skirting. Vinyl flooring.

#### LARDER

5'0" x 3'10" (1.54m x 1.19m)

Skimmed ceiling. Frosted double glazed window to the front aspect. Multiple plug sockets. Skirting. Vinyl flooring.

#### REAR PORCH

6'4" x 3'6" (1.94m x 1.07m )

Skimmed ceiling. Electric heater. Frosted double glazed door leading into the lead garden. Internal doors leading into:

#### W.C.

5'10" x 3'4" (1.78m x 1.02m )

Skimmed ceiling. Single glazed window to the side aspect. Wash basin. W.C. Skirting. Tiled flooring.

#### STORAGE

5'10" x 3'8" (1.80m x 1.13m )

#### FIRST FLOOR LANDING

Skimmed ceiling. Access into a partially boarded loft space. Dri- master. Smoke alarm. Two double glazed windows to the rear aspect. Electric heater. Skirting. Exposed floorboards.

#### BEDROOM ONE

12'5" x 10'5" (3.80m x 3.18m )

Skimmed ceiling. Double glazed window to the front aspect. Three built-in storage cupboards. Electric heater. Multiple plug sockets. Exposed wooden floorboards.

#### BEDROOM TWO

13'8" x 9'4" (4.17m x 2.87m )

Skimmed ceiling. Two double glazed windows to the front aspect. Over-stairs storage cupboard. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### BATHROOM

6'8" x 5'7" (2.04m x 1.72m)

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Electric shower over the bath. Wash basin. Skirting. Vinyl flooring.

#### BEDROOM THREE/NURSERY

9'0" x 6'11" (2.75m x 2.12m )

Skimmed ceiling. Double glazed window to the rear aspect. Built-in storage cupboard housing the hot water cylinder. Electric heater. Multiple plug sockets. Skirting. Exposed floorboards.

#### OUTSIDE

Externally, this property exhibits a vast rear garden which showcases a range of mature shrubs and foliage – the ideal place for summer soirees, al fresco dining, or simply soaking up the Cornish sunshine.

#### PARKING

There is no allocated parking with this property. On-street parking can be found close by.

#### SERVICES

This property is connected to mains electricity, water and drainage. It also falls under Council Tax Band B.

#### AGENTS NOTE

There is an annual service charge of £189.60 \*The service charge is subject to annual review.

#### MATERIAL INFORMATION



#### Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: On Street

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

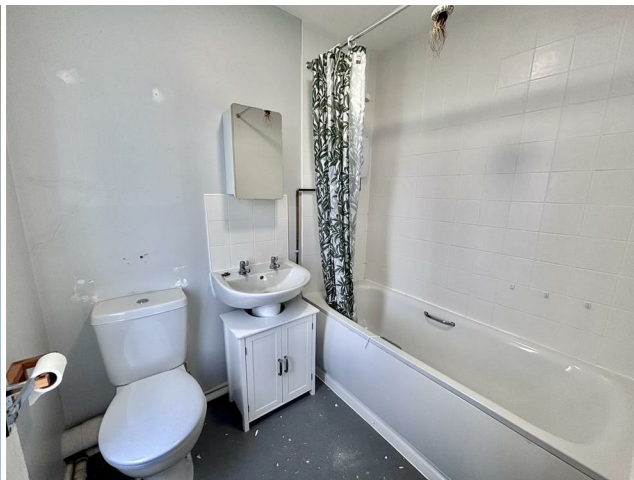
Non-coal mining area: No

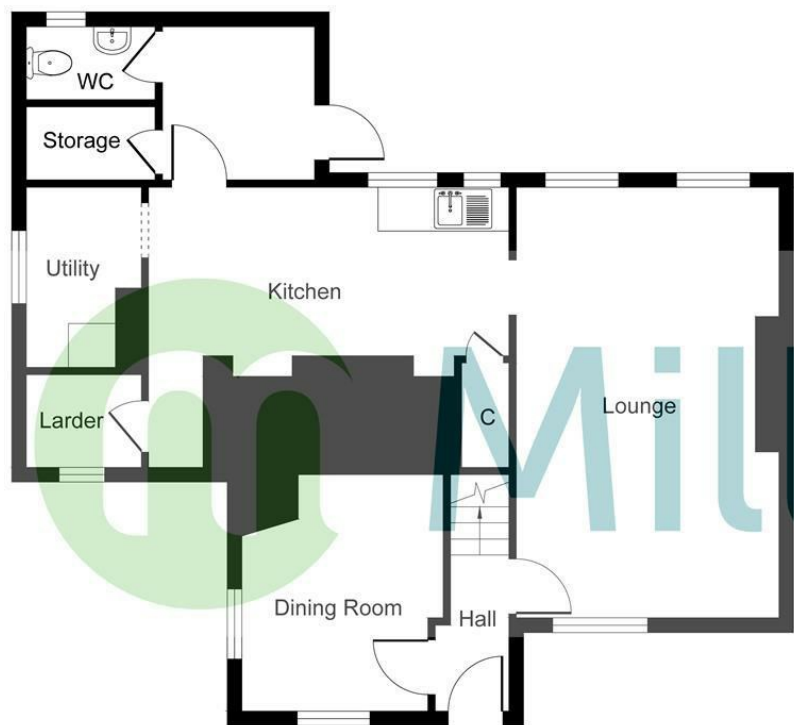
Energy Performance rating: E

All information is provided without warranty. Contains HM Land Registry data

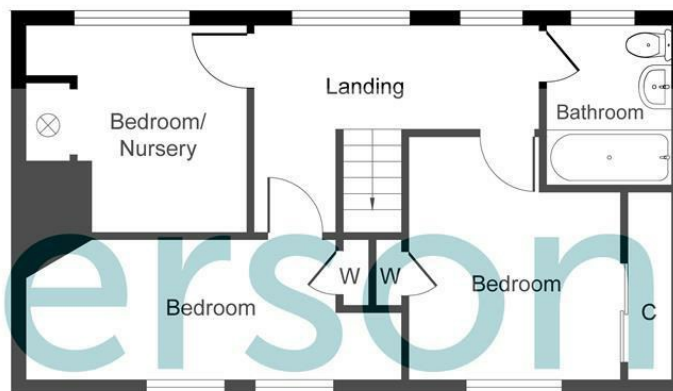
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

## 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

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