



Trenarren View

St. Austell

PL25 3ER

Guide Price £230,000

- THREE WELL-PROPORTIONED BEDROOMS
- EXPANSIVE REAR GARDEN
- THREE RECEPTION ROOMS
 - PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
 - DOUBLE GLAZING THROUGHOUT
- RECENTLY RENOVATED SHOWER ROOM
- OFF ROAD PARKING AVAILABLE
 - SEA VIEWS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 968.75 sq ft



3



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3



E43

PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this tucked away, three-bedroom, end of terrace property to the market. Being situated within walking distance to local amenities and transport links, this property is perfect for growing families.

In brief, the property comprises of a bright and airy entrance hallway with doors leading into an expansive lounge and separate diner, ideal for both relaxation and entertaining, with doors leading into a well-equipped kitchen - a culinary enthusiast's dream, making meal preparation a pleasure. This home showcases three generously sized bedrooms and a family shower room.

The current owners have thoughtfully converted the garage, providing a utility room and an additional reception room which could be utilized as a home office, study or even a games room.

Externally, you will find an expansive, hardstanding, rear garden - this space is a true haven for all outdoor lovers, whether you envisage summer barbecues or even just a moment to unwind. Off-road parking for two vehicles can also be found with additional on-street parking only a short walk away.

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

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC frosted double glazed door. Double glazed window to the side aspect. Thermostat. Radiators. Plug socket. Skirting. Carpeted flooring. Doors leading into:

SNUG

10'7" x 7'6" (3.24m x 2.30m)

Double glazed window to the side aspect of the property. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

STORAGE ROOM

5'1" x 4'3" (1.57m x 1.32m)

Space for fridge, freezer and tumbler dryer. Baxi boiler. Plug sockets. Up and over door.

LOUNGE

12'5" x 11'5" (3.79m x 3.50m)

Two double glazed windows to the front aspect. Gas fireplace. Television point. Multiple plug socket. Skirting. Carpeted flooring. Archway leading into:

DINING ROOM

10'8" x 8'3" (3.27m x 2.54m)

Double doors leading out on the rear garden. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN

10'8" x 9'0" (3.27m x 2.76m)

Skimmed ceiling. Double glazed window to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Consumer unit. Stainless steel wash basin with additional drainage board. Space for a gas oven, under counter fridge and washing machine. Multiple plug sockets. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Access into a partially boarded loft space. Built-in storage cupboard housing the hot water cylinder. Plug socket. Skirting. Carpeted flooring.

BEDROOM ONE

11'10" x 11'0" (3.61m x 3.36m)

Double glazed window to the front aspect. A range of built-in storage cupboards. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

11'8" x 11'0" (3.56m x 3.36m)

Double glazed window to the rear aspect. A range of built-in wardrobes and drawers. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

7'8" x 5'6" (2.35m x 1.68m)

Frosted double glazed window to the rear aspect. Splash-back panelling. Splash-back tiling. Double shower cubicle housing electric shower. Vanity wash basin with mixer tap and additional storage underneath. Heated towel rail. W.C. Vinyl flooring.

BEDROOM THREE

8'11" x 6'7" (2.73m x 2.03m)

Double glazed window to the front aspect. Multiple plug sockets. Skirting. Carpeted flooring.

OUTSIDE

Externally, you will find an expansive, hardstanding, rear garden - this space is a true haven for all outdoor lovers, whether you envisage summer barbecues or even just a moment to unwind.

PARKING

This property benefits from off road parking. On-street parking can also be found close by.

SERVICES

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

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: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Allocated, On Street, and Off 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: Yes

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.



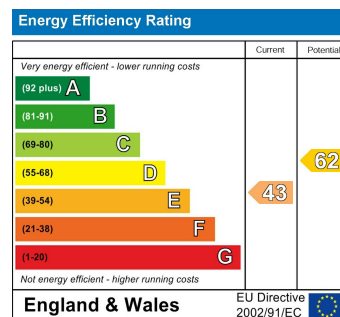


Ground Floor

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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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

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