



MAY WHETTER & GROSE

**3 TREVEAR CLOSE, ST AUSTELL, PL25 4SL**  
**PRICE GUIDE £339,000**



**\*\* VIDEO TOUR AVAILABLE ON REQUEST\*\***

A CHAIN FREE DETACHED HOUSE BOASTING FOUR BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY ENJOYS A LARGE PLOT WITH SPACIOUS FRONT AND REAR GARDENS. OCCUPYING A NO THROUGH ROAD SETTING WITH GAS FIRED CENTRAL HEATING THROUGHOUT AND UPVC DOUBLE GLAZING, AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY. BOASTING FINE VIEWS OVER OPEN COUNTRYSIDE TO THE SIDE.

EPC RATING: - D



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501  
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH  
Website: [www.maywhetter.co.uk](http://www.maywhetter.co.uk) E-mail: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

St Austell town centre is situated within easy reach and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

### Directions

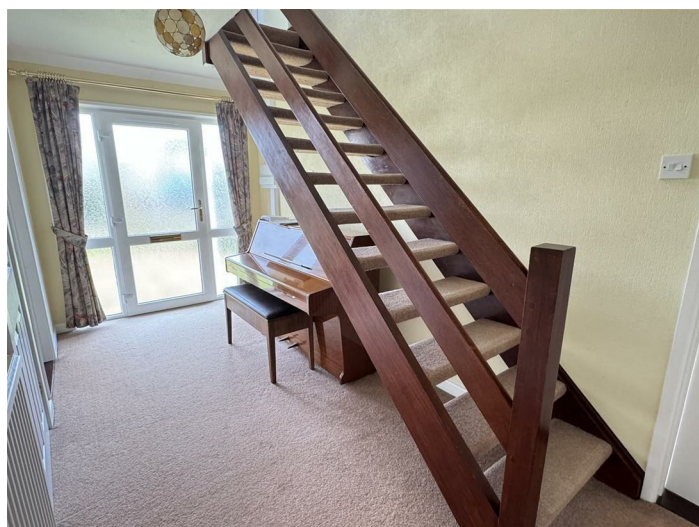
There are a couple of ways to get to the property but from the main A390 at the bottom of South Street, turn left heading towards Asda. Come along Trevanion Road and turn left at the traffic lights onto Sawles Road. Head up and three quarters of the way turn right onto Eastbourne Road, follow the road along about 100 yards and turn right into Trevear Close. As you head down to the bottom the property will appear on the right hand side.

### Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

### Entrance Hall

15'7" x 6'10" (4.75m x 2.09m)



Upvc double glazed door with upper and lower patterned obscure glazing allows external access into entrance hall. With matching glazed units to right and left hand side of front door. Open back carpeted stairs to first floor. Carpeted flooring, door through to dining room, lounge, WC and kitchen. A further door provides access to inbuilt storage facilities. Radiator, textured ceiling and walls. Mains fuse box. Telephone point. Wall mounted thermostatic controls.

### Dining Room

9'0" x 9'5" max (2.75m x 2.88m max)



Upvc double glazed window to front elevation. Enjoying delightful far reaching views over open countryside to the right hand side. Carpeted flooring, serving hatch through to kitchen. Television aeral point. Radiator. Wood clad ceiling.

### Kitchen

11'1" x 12'3" max (3.38m x 3.74 max)



Two Upvc double glazed windows to rear elevation overlooking the spacious and enclosed rear garden. Further Upvc double glazed door to side elevation with upper and lower patterned obscure glazing allowing access through to the covered side access. Matching wall and base kitchen units, roll top worksurfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for kitchen appliances. Wall mounted Worcester mains gas fired central heating boiler. Textured ceiling, tile effect vinyl flooring. Serving hatch through to dining room. Radiator. Door opens to provide access to inbuilt shelving. Space for range cooker with fitted extractor fan above.



## WC

4'10" x 3'6" (1.48m x 1.08m)



Two Upvc double glazed windows to rear elevation with obscure glazing. Low level flush WC with ceramic hand wash basin. Tiled walls to water sensitive areas. Wood effect vinyl flooring, Textured ceiling.

## Lounge

20'11" x 11'10" (6.38m x 3.63m)



A delightful triple aspect lounge with Upvc double glazed windows to front and side elevations and Upvc double glazed sliding patio doors to rear elevation allowing access to the rear patio and in turn spacious rear garden which is laid to lawn. Focal slate backed fireplace housing a gas fire with further storage recesses to either side. Carpeted flooring, television aerial point and BT OpenReach telephone point. Textured ceiling and two radiators.

## Landing

15'1" x 6'11" (4.61m x 2.11m)



Upvc double glazed window to front elevation affording delightful views over open countryside to the right hand side of the property. Doors off to all four bedrooms and family bathroom. Additional door opens to provide access to the former airing cupboard, now utilised with slatted storage facilities with radiator set within. Textured ceiling with loft access hatch.

## Bedroom One

13'2" x 11'10" max (4.03m x 3.63m max)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden with delightful far reaching views over open countryside to the left hand side. Carpeted flooring, radiator and textured ceiling.

## Bedroom Two

11'10" x 7'4" (3.63m x 2.25m)

Upvc double glazed window to front elevation. Enjoying a tremendous elevated outlook over open countryside to the right hand side stretching for miles in the distance. Carpeted flooring, radiator and textured ceiling.

### Bedroom Three

9'5" x 8'11" max (2.88m x 2.74m max)



Upvc double glazed window to front elevation. Carpeted flooring and twin doors open to provide access to inbuilt wardrobe with further high level storage above. Radiator and textured ceiling.

### Bedroom Four

8'11" x 9'1" (2.73m x 2.77m)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Carpeted flooring, radiator and twin doors opening to provide access to inbuilt wardrobe with further high level storage above and textured ceiling.

### Family Bathroom

6'11" x 5'5" (2.12m x 1.67m)

Two Upvc double glazed windows to rear elevation both with obscure glazing. Matching three piece champagne bathroom suite comprising low level flush WC, ceramic hand wash basin and panel enclosed bath with central mixer tap and wall mounted shower attachment. Tiled walls, wood effect vinyl flooring, radiator and textured ceiling. Electric plug in shaver point.

### External Description



Upon entering Trevear Close number 3 is the third property on the right hand side as you drop down the hill. To the front a generous hard standing area provides off road parking for numerous vehicles and also provides access to the property's garage. To the left hand side at the front is an open expanse of lawn,

well stocked with an array of evergreen planting and shrubbery. A hard standing walkway provides access to the front door. The rear garden can either be accessed via the covered over-hang to the right hand of the property (between the house and garage) or via the secure gated access to the left hand side.



### Garage

18'0" x 10'0" (5.50m x 3.06m)



With metal up and over garage door providing vehicular access. Upvc double glazed window to side elevation with obscure glazing and hard wood door opens opposite the door through to the kitchen. This garage benefits from the addition of light and power and to the rear of the garage is an additional storage/utility area.

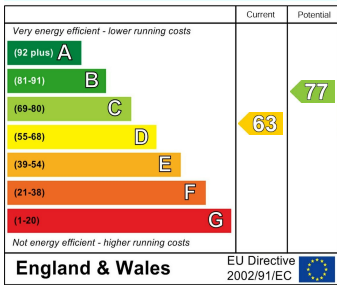
### Storage/Utility Area

6'5" x 10'0" (1.98m x 3.06m)

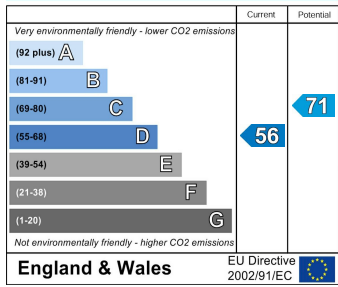
Upvc double glazed window to rear elevation. This area also benefits from light and power and has plumbing for a washing machine. There is an outdoor tap to the external elevation of this storage/utility area. As previously mentioned a large covered access provides sheltering from the elements from front to rear, it opens to a paved area of patio which flows across the rear of the property. Beyond this is a large expanse of lawn extremely well stocked with an array of evergreen planting and shrubbery well enclosed with evergreen boundary to the right, left and rear elevations. The property benefits from two greenhouses to the far right hand corner.

**Council Tax Band: D**

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating







**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.