



MAY WHETTER & GROSE

**33 TRENOWAH ROAD, ST. AUSTELL, PL25 3EB**  
**GUIDE PRICE £250,000**



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

A WELL POSITIONED CHAIN FREE DETACHED BUNGALOW BOASTING THREE BEDROOMS AND TWO RECEPTION ROOMS. THE VERSITILE BUNGALOW LENDS ITSELF WELL TO ANNEXE POTENTIAL AND WOULD LIKELY GREATLY APPEAL TO THOSE SEEKING TO HOUSE A DEPENDENT RELATIVE. FURTHER BENEFITS INCLUDE OFF ROAD PARKING. UPVC DOUBLE GLAZING THROUGHOUT WITH ELECTRIC HEATING AND LEASED SOLAR PANELS. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY TO AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSTIONED HOME. PLEASE SEE AGENTS NOTES RE LEASED SOLAR PANELS. AWAITING GRANT OF PROBATE.  
EPC: F



## Location



St Austell town centre is situated approximately 1 miles away 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.

## Accommodation

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

## Entrance Hall

7'0" x 3'8" (2.15m x 1.12m)



Upvc double glazed door with upper sealed glazed unit allows external access into entrance porch. Upvc double glazed windows to the remainder of the front and left elevations. Polycarbonate roof, carpeted flooring and textured walls.

## Inner Hall

13'10" x 6'2" max (4.23m x 1.88m max)



With doors off to bedrooms one, kitchen, bathroom, bedroom three and dining room. Wood effect laminate flooring, textured walls and wood clad ceiling. Telephone point.

## Bedroom One

14'3" x 9'4" (4.35m x 2.87m)



With Upvc double glazed window to front elevation. Carpeted flooring. Fitted bedroom furniture with fitted bedside cabinets, over bed storage and two double door wardrobes and fitted chest of drawers. Wall mounted electric heater.

## Kitchen

8'9" x 13'2" (2.68m x 4.03m)



Well presented twin aspect kitchen with Upvc double glazed window to side elevation. Further wood frame single glazed window to rear elevation overlooking the rear access/utility and wood frame door with multi single glazed obscure glazed panels also allowing access through to rear access through utility. Updated matching wall and base kitchen units finished in white high gloss. Square edge work surfaces. One and half bowl sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Tiled walls to water sensitive areas. Tile effect laminate flooring. Fitted electric oven with twin grill above. Four ring electric hob with fitted extractor hood over and stainless steel splash back.



The properties main fuse box is concealed within one of the kitchen wall units. Space for additional kitchen appliances. The kitchen benefits from integral dishwasher. The properties central heating boiler is also located in one of the kitchen wall units.

## Rear Access from Utility

11'3" x 4'10" (3.45m x 1.48m)



With Upvc double glazed door to side elevation with upper sealed glazed units. The remainder to the left rear and right elevations are in the form of sealed glazed units. Polycarbonate roof. Continuation of tile effect flooring. Wall mounted electric heater. Continuation of kitchen base units and square edge work surface with space below for washing machine and additional chest freezer. Wall mounted electric heater. Textured walls.

## Bathroom

7'3" x 5'4" (2.23m x 1.65m)



With Upvc double glazed window to rear elevation with obscure glazing. Matching three piece peach bathroom suite, comprising low level flush WC, pedestal wash hand basin and panel enclosed bath with wall mounted electric shower over and folding glass shower screen. Tiled walls to water sensitive areas. Matching tile effect flooring. Tiled walls, textured ceiling, heated towel rail.

## Bedroom Three

12'8" x 8'9" (3.88m x 2.69m)

With Upvc double glazed window and door to front elevation. Carpeted flooring. Textured ceiling. Wall mounted electric heater. Fitted triple door wardrobe offering tremendous storage facilities.

## Dining Room

11'4" x 10'4" (3.46m x 3.17m)



With Upvc double glazed window to rear elevation allowing covered access through to the rear garden. Opening through to rear hall. Wood effect laminate flooring matching that of the inner hall. Wall mounted electric heater. Wood clad ceiling.

## Rear Hall

10'3" x 5'11" max (3.14m x 1.82m max )



With doors through to bedroom two, shower room and lounge. With Upvc double glazed door to side elevation with upper and lower sealed glazed units allows access back through to the covered over hang which provides access to the low maintenance rear garden. With sealed glazed unit to right hand side. Textured ceiling. Loft access hatch. Additional fuse box.

## Bedroom Two

13'7" x 7'8" (4.15m x 2.36m)



With Upvc double glazed door to front elevation with full length glass with matching sealed glazed units to right and left hand side of door. Carpeted flooring. Wall mounted electric heater. Textured ceiling. Bespoke shelving.

## Shower Room

10'4" x 4'5" max (3.16m x 1.36m max)



Matching three piece white shower suite comprising low level flush WC, ceramic pedestal hand wash basin and fitted open shower enclosure. Wall mounted electric shower. Tiled walls to water sensitive areas. Textured ceiling. Fitted extractor fan. Tiled effect flooring. Heated towel rail. Wall mounted electric heater.

## Lounge

16'7" x 10'7" max (5.08m x 3.25m max)



With Upvc double glazed bay window to left elevation providing tremendous natural light and offering a pleasant outlook over the low maintenance and enclosed well stocked rear garden. Carpeted flooring. Textured ceiling. Wall mounted electric radiator. Bespoke in built storage. Television aerial point.



## External Description



Located directly opposite the Day Lewis Pharmacy and St Austell Healthcare, Wheal Northey building. To the front the property offers tarmac drive allowing numerous vehicles off road parking. Front garden is laid to paved patio for ease of maintenance and is well stocked with an array of planting and shrubbery.

To the left hand side of the property gated access provides secure entry into the well stocked, enclosed rear garden.



To the rear, is the enclosed and low maintenance rear garden laid predominately to a paved patio. To the left hand side there is a aluminium frame greenhouse with further wood potting shed. Out door tap. Steps lead up to an elevated area of secluded garden which is extremely well stocked with an array of evergreen planting and shrubbery. There is a covered access into the rear hall and dining room. Complete with external power point. The rear garden is well enclosed with painted block walls to the left and rear with wooden fence to the right hand side providing clear segregation of the boundary. An early viewing is advised to fully appreciate this well positioned and versatile family home.

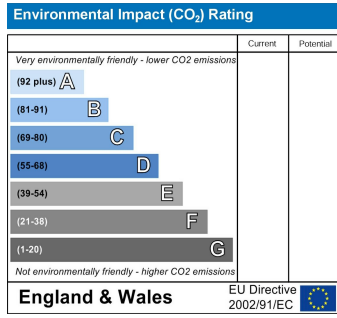
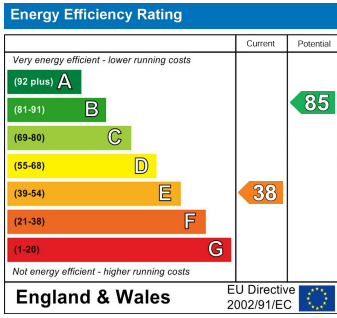
## Agents Note:



Probate has been applied for but not yet granted. Some of the electric power points benefit from USB charging points inset. We understand that the solar panels are leased and do not belong to the property, therefore anyone requiring a mortgage, is advised to confirm their lender is happy to lend PRIOR to arranging a viewing.

## Council Tax Band: C









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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