



**MAY WHETTER & GROSE**

**70 TREVERBYN ROAD, ST. AUSTELL, PL25 4EW**  
**GUIDE PRICE £245,000**



A WELL SITUATED END TERRACE PROPERTY, ONE OF THREE OCCUPYING A CONVENIENT AND PRIVATE TUCKED AWAY LOCATION WITH THREE DOUBLE BEDROOMS. THE HOUSE IS SET OVER THREE FLOORS. THE PROPERTY BENEFITS FROM LOVELY ELEVATED VIEWS OVER CARLYON BAY TO THE REAR COURTESY OF A LARGE SUN ROOM. UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS SPACIOUS AND VERSATILE FAMILY HOME. EPC - D



## Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket, the picturesque port of Charlestown and Porthpean Beach. There is a mainline railway station and leisure centre together with primary and secondary schools. The award winning Eden Project is within a short drive. The town of Fowey is approximately 8 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 numerous ways to get to the property however, from St Austell town head along Tregonissey Road, past the college. At the traffic lights turn left onto Treverbyn Road follow the road up towards the roundabout. Proceed straight over the roundabout take the next right on to the private lane to the rear of the property, where there is ample unofficial parking. The front of the property is accessed via a second private, no through road lane.

## Accommodation

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

Upvc double glazed door with upper obscure glazing allows external access into kitchen.

## Kitchen

13'2" x 16'8" - max (4.03 x 5.10 - max)



Upvc double glazed window to rear elevation with obscure glazing. Additional Upvc double glazed window to side elevation with obscure glazing. Sky light window. Door through to shower room. Door through to dining room. Updated matching kitchen units finished in a vibrant teal colour. Slimline square edge work surfaces with matching splashback. Buttonless ceramic hob with fitted extractor hood above and gas oven below. Utility area with wall

mounted Ideal Mains Gas Fired Combination Central Heating boiler and space for washing machine and tumble dryer. Tile effect laminate flooring. Radiator. Exposed ceiling beams. Agents Note: Some of the power points have inset USB charging points. The kitchen benefits from soft closing mechanisms. Integral dishwasher. Full length fitted fridge and full length fitted freezer. Single glazed window providing borrowed light through to the dining room. High level mains enclosed fuse box. We are advised that the oven, hob, extractor, dishwasher, fridge and freezer were purchased in 2022 when the kitchen was installed.



## Shower Room

7'7" x 5'4" (2.32 x 1.63)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap set on vanity storage unit, fitted shower enclosure with glass shower doors and wall mounted shower with overhead nozzle and detachable body nozzle, feature in-built shelving recess. Two heated towel rails/radiators. Tiled walls. Tiled flooring. Fitted extractor fan.



### Dining Room

12'4" x 11'8" (3.78 x 3.57)



As previously mentioned single glazed window back through to kitchen with deep wooden sill. Fibre link to premises. Carpeted flooring. Carpeted stairs to first floor. Radiator. Focal fireplace with gas fire. Exposed ceiling beams. Door provides access to under stairs storage. Archway through to lounge.

### Lounge

12'7" x 9'11" (3.84 x 3.03)



Upvc double glazed doors provide access through to the sun room with slimline glazed panels to either side. Continuation of carpeted flooring. Radiator. Focal fireplace with electric fire. Television aerial point.

### Sun Room

14'5" x 9'10" (4.41 x 3.02)



A lovely addition to the property with large Upvc double glazed sliding patio doors to rear elevation providing access to the enclosed rear garden. Further large sealed glazed unit to left hand side. To the right and left elevations there are Upvc double glazed windows with obscure glazing and the sun room benefits from a glazed tinted roof. Two radiators. Tiled flooring. The sun room benefits from light and power.

### Landing

10'9" x 5'4" (3.30 x 1.63)



Carpeted flooring. Doors off to bedrooms two and three. Carpeted stairs to second floor. Textured ceiling. Slimline door opens to provide access to a useful understairs store. Radiator.



### Bedroom Two

12'9" x 10'9" - max into wardrobes (3.90 x 3.30 - max into wardrobes)



Upvc double glazed tilt and turn window to rear elevation enjoying views over St Austell Bay in the distance with fitted blinds. Carpeted flooring. Radiator. Upon entering to the left hand side of the room, a four reflective door wardrobe provides ample storage options. Textured ceiling.



### Bedroom Three

10'11" x 7'1" - max into wardrobes (3.33 x 2.18 - max into wardrobes )

Upvc double glazed window to front elevation with fitted blinds. Carpeted flooring. Radiator. Upon entering to the left hand side of this room, three mirrored doors open to ample in-built storage. Textured ceiling.

### Bedroom One

12'8" x 16'6" - max (3.88 x 5.05 - max)



Located on the second floor. A lovely principal bedroom with Upvc double glazed window to side elevation with fitted blinds and further Upvc double glazed tilt and turn window with fitted blinds to rear enjoying elevated views over St Austell Bay. Carpeted flooring. Curtain fronted eaves storage. Radiator. Textured ceiling.



### Outside

To the front, a wooden gate opens to provide access to steps that lead down to the kitchen door. The gas meter is located in this area together with outdoor tap.

To the rear of the property, immediately off the sun room, there is an elevated paved patio, steps then lead down to a lower section of lawn with a paved walkway providing access to the lower paved patio. This area also benefits from an external galvanised metal storage shed.

The boundaries are clearly defined with exposed block wall to the left elevation and exposed stone wall to the right.

At the lower section of the garden a wooden gate opens to provide access to a walkway which leads back onto the main road. The walkway is sold with the property on a separate title deed. This will greatly appeal to those wishing to create parking at the end of the lane.

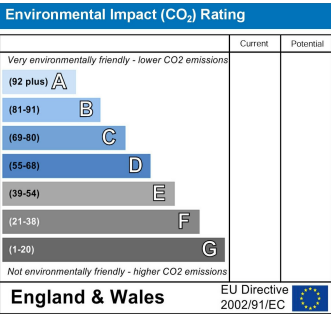
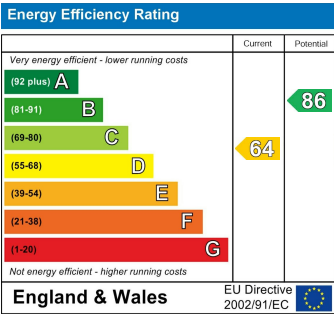
Council Tax Band - B

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk

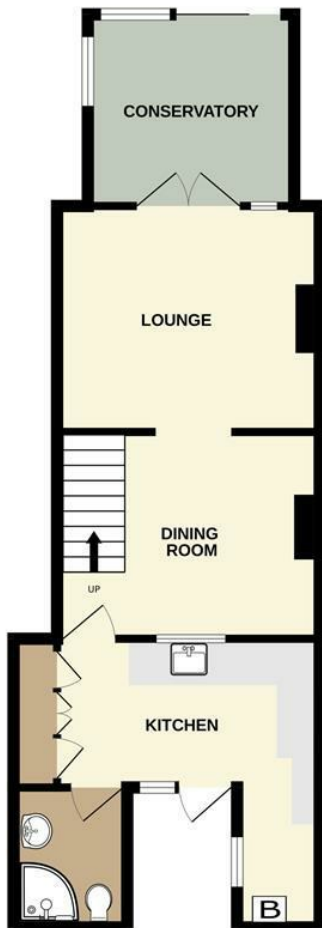




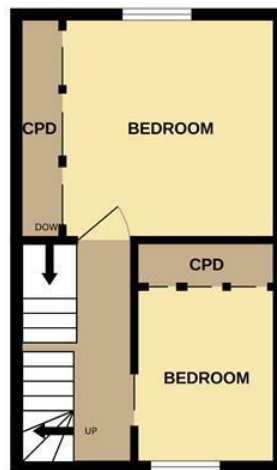




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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