



MAY WHETTER & GROSE

VICTORIA VILLA , LITTLE TREVISCOSCOE, PL26 7QN
GUIDE PRICE £250,000



A WELL SITUATED CHAIN FREE SEMI DETACHED HOUSE WITH THREE BEDROOMS, LARGE GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A LARGE PLOT WITH USEFUL OUTBUILDING TO THE REAR WITH FURTHER BENEFITS INCLUDING MAJORITY UPVC DOUBLE GLAZING. THE PROPERTY OCCUPIES A SEMI RURAL SETTING WITH DELIGHTFUL FAR REACHING VIEWS TO THE FRONT. ALTHOUGH THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL BUILT AND VERSATILE HOME. EPC - F



Location

St Austell town centre is situated approximately 7 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 35 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

From St Austell proceed towards St Stephen passing Trewoon and High Street. Proceed through St Stephen passing the Hawkins car garage at the bottom of the hill. Proceed up the hill and turn right onto The Square, passing the Queens Head public house on the right hand side of the road. At the junction, turn right onto Fore Street. Proceed along this road, which becomes Trethosa Road. Proceed out of the village and take the next left hand turn onto Stepside. Proceed along this road which bears around to the left. Shortly after the left bend as you enter Little Treviscoe, the property is located on the right hand side of the road with ample parking available on the drive to the left hand side of the property.

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 entrance porch.

Entrance Porch

7'3" x 4'1" (2.21 x 1.27)



Upvc double glazed window to front elevation, offering delightful far reaching views in the distance. Tile effect vinyl flooring. Upvc double glazed door provides access through to inner hall. Wood clad ceiling.

Inner Hall

5'5" x 3'0" plus stairs to first floor (1.66 x 0.92 plus stairs to first floor)



Doors off to lounge and kitchen/diner. Tiled flooring. Carpeted stairs to first floor. Wood clad walls. High level mains enclosed updated fuse box. Wood clad ceiling.

Lounge

19'6" x 10'5" (5.96 x 3.19)



A delightful twin aspect lounge with Upvc double glazed windows to front and rear elevations with deep tiled sills providing a great deal of natural light. Focal stone backed fireplace housing multi fuel burner with tiled sill and mantle. Carpeted flooring. Television aerial point. Agents Note: Some of the power points benefit from inset USB charging points. Fitted ceiling mounted speakers with recessed wiring. Telephone point. Fibre broadband point.



Kitchen/Diner

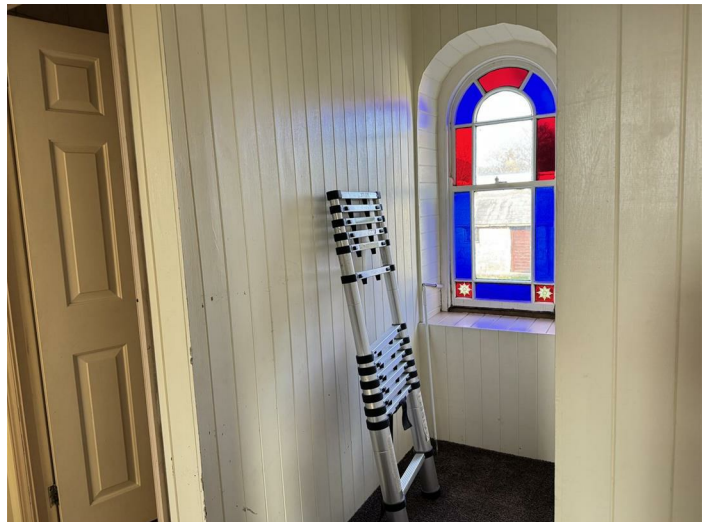
14'2" x 19'5" - max (4.34 x 5.93 - max)



Another delightful twin aspect room with Upvc double glazed windows to front and rear elevations, both with deep sills. Upvc double glazed door to rear elevation with upper obscure patterned glazing providing access into the spacious and enclosed rear garden. Matching wall and base units finished in wood with square edge work surfaces, one and half bowl composite sink with matching draining board and central mixer tap. Fitted Rayburn. Agents Note: This Rayburn runs the hot water and heating for the property. Tiled flooring in kitchen area. Vinyl tile effect flooring in dining area. Fitted oven with grill over, four ring buttonless hob with fitted extractor hood above. Tiled walls to water sensitive areas. Integral dishwasher. Door opens to provide access to the under stairs storage void offering additional storage options. Although the room would benefit from modernisation this spacious kitchen offers fantastic scope.

Landing

13'5" x 8'0" - max including drop for stairs (4.11 x 2.44 - max including drop for stairs)



Wood frame single glazed focal arch topped window to rear elevation with stained glass detailing, A delightful feature of this character property - Note, this is the only window at the property that is not double glazed. Further doors off to bedrooms one, two, three, WC and family bathroom. Loft access hatch. Textured ceiling. Carpeted flooring. Fitted PIV ceiling mounted fan which regulates the temperature in the loft and property preventing condensation.

Bedroom One

14'6" x 10'11" - max (4.42 x 3.33 - max)



Two Upvc double glazed windows to front elevation affording spectacular far reaching views. Carpeted flooring. Textured ceiling. Radiator.

Bedroom Three

8'9" x 8'8" (2.69 x 2.66)



Upvc double glazed window to rear elevation overlooking the spacious rear garden. Fitted three door full length wardrobes providing shelved and hanging storage options. Carpeted flooring. Textured ceiling.

WC

4'9" x 3'1" (1.46 x 0.96)



Updated low level flush WC with dual flush technology. Tiled walls. Fitted extractor fan. Textured ceiling.

Family Bathroom

7'8" x 9'4" (2.36 x 2.85)



Upvc double glazed tilt and turn window to rear elevation with obscure patterned glazing. Matching three piece white suite comprising panel enclosed bath, separate shower enclosure with glass shower door and wall mounted electric shower. Ceramic hand wash basin set on vanity storage unit offering additional storage below. Tiled walls. Heated towel rail. Tiled flooring. Electric plug in shaver point. Two wall mounted mirrors.



Outside



Bedroom Two

10'5" x 10'11" - max (3.18 x 3.33 - max)



Upvc double glazed window to front elevation with far reaching views. Carpeted flooring. Fitted wardrobes to the rear with the left hand side housing the hot water tank. Carpeted flooring. Textured ceiling.

To the front the property benefits from a low maintenance enclosed front garden with stone wall to front, right and left elevations. There is a brick walkway to the right and left hand sides with a circular area with chippings and planting beds in the centre. There is a further raised planting bed to the front, right and left elevations and also flowing in front of the porch.

The brick walkway curves to the right hand side to provide access to the front door.

To the left hand side of the property is a large hardstanding area allowing off road parking for numerous vehicles and providing access to the garage.

Garage

21'7" x 14'9" (6.58 x 4.52)



A great addition to the property with electric roller garage door to front elevation providing vehicular access. Wooden door to the rear provides additional access into the rear garden. There is a cold water tap. The garage benefits from the addition of light and power, and offers additional head height suitable for



many options, this could be incorporated and the garage door could be changed to house a motorhome pending the relevant permissions.

Attached Store

8'10" x 5'3" (2.71 x 1.62)



To the rear of the garage there is an attached store, which is externally accessed.

This is the former coal store and benefits from the addition of light and power.



Directly to the rear of the property there is hardstanding patio area, which connects the rear access door and the rear door to the garage and as previously mentioned outbuilding.

To the left hand side steps lead up to a spacious elevated area of lawn. with planting bed to the left hand side. The hardstanding walkway flows up the left hand side of the garden and provides access to the spacious outbuildings located to the rear.

The outbuilding is split into three sections.

Left Hand Store

16'5" x 6'7" (5.02 x 2.03)



To the left hand side the door opens to provide access to a store. This side benefits from the addition of light and power with two single glazed windows providing natural light.

Middle Section/WC

6'11" x 3'0" (2.12 x 0.93)

The middle opens to provide access to an external WC. With high level flush WC and light. To the left hand side of this access door is an external power point. To the right hand side is an outdoor cold water tap.

Right Hand Store

17'10" x 6'3" (5.46 x 1.93)

The right hand door opens to provide access to an additional store room. This store benefits from light and power. This outbuilding would serve a multitude of purposes and could be adapted for other uses.



To the far right hand corner in front of the right hand side store is a further brick paved patio. The boundaries are clearly defined with high level stone wall to the left and rendered wall to the right providing a good degree of privacy.

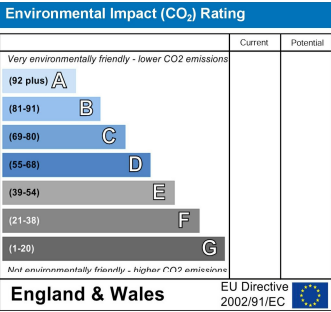
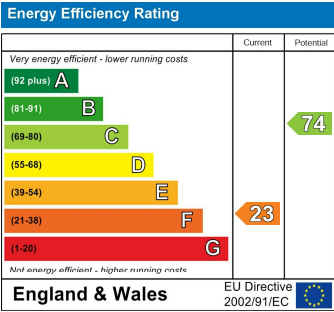
Council Tax Band - B

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





1ST 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.
Made with Metropix ©2024

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.

