



MAY WHETTER & GROSE

**17 TRELEVAN CLOSE, ST. AUSTELL, CORNWALL PL25 4UU
OFFERS IN EXCESS OF £400,000**



A WELL SITUATED CHAIN FREE DETACHED HOUSE OCCUPYING A CONVENIENT LOCATION AT THE VERY END OF A NO THROUGH ROAD. THE PROPERTY OFFERS A DOUBLE GARAGE WITH OFF ROAD PARKING AND ELECTRIC CHARGING POINT. THE VERSATILE ACCOMMODATION BOASTS FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM, TWO RECEPTION ROOMS PLUS A KITCHEN DINER, HARD WOOD DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED AND MUCH LOVED FAMILY HOME WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE AND AMENITIES. PLEASE SEE AGENTS NOTE EPC - C



Location

St Austell town centre is within walking distance of the property 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 Tesco supermarket. The picturesque port of Charlestown and the award winning Eden Project are 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

From St Austell Town, there are numerous ways to get to the property, for ease if you head down South Street at the roundabout turning left onto Southbourne Road. Follow the road up to the traffic lights, taking the left onto Sawles Road, head up the hill taking the second turning on the left onto Belmont Road. Follow the road along and right down to the end, the road will widen and Trelevan Close will appear on your right hand side. Turn into Trelevan Close and proceed to the left, down hill. Number 17 is located at the very end of the no through road, tucked away in the left hand corner.

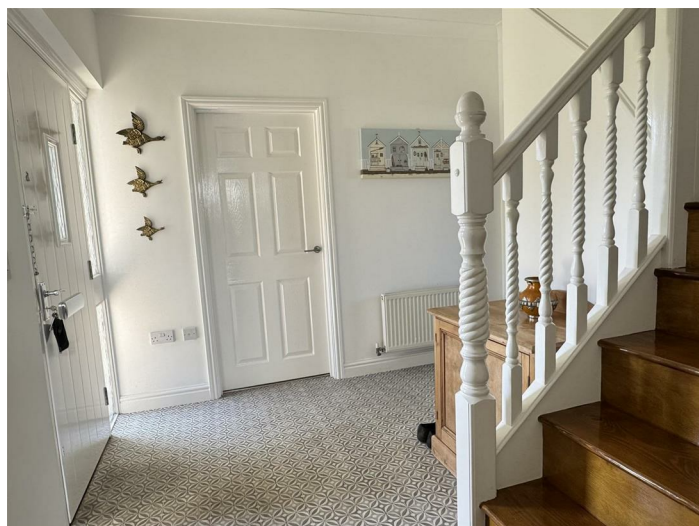
Accommodation

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

Upvc double glazed door with inset obscure glazing and inset spyhole allows external access into entrance hall.

Entrance Hall

9'10" x 9'6" (3.00 x 2.90)



Doors off to lounge, dining room and kitchen/diner. Further door through to ground floor WC. Tile effect flooring. Door providing access to under stair storage void. Radiator. Telephone point. Exposed wood stairs to first floor.

Lounge

20'2" x 11'2" (6.17 x 3.41)



A fantastic twin aspect room with Upvc double glazed bay window to front elevation and Upvc double glazed doors to rear elevation allowing access to the elevated rear decking. Carpeted flooring. Focal mains gas fire set within decorative chimney breast with wooden mantle and decorative surround. Two radiators. Television aerial point. BT OpenReach Telephone point.

Dining Room

9'10" x 10'5" (3.01 x 3.19)



Upvc double glazed sash window to rear elevation. Door through to kitchen/diner, complimenting access from the entrance hall. Carpeted flooring. Radiator. Television aerial point. Telephone point. A useful additional reception room.

W.C.

5'2" x 4'9" (1.60 x 1.47)



Upvc double glazed sash window to side elevation with obscure glazing. Matching two piece WC suite comprising low level flush WC, pedestal hand wash basin. Part tiled walls. Radiator.

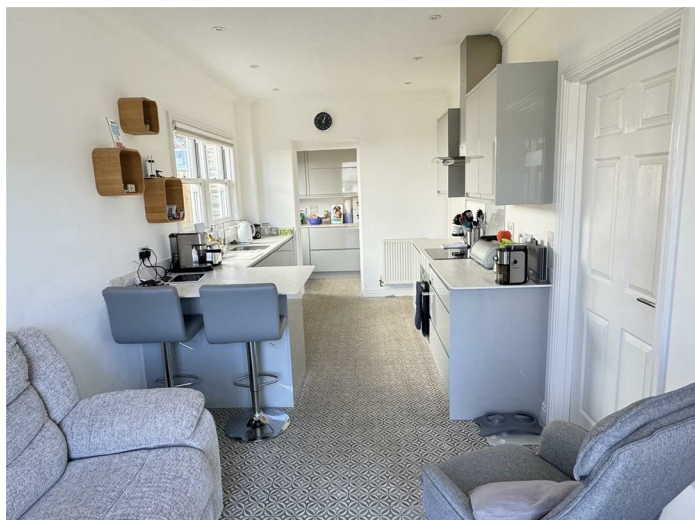
Kitchen/Diner

20'2" x 8'9" (6.17 x 2.67)



A well lit dual aspect kitchen/diner with Upvc double glazed sash windows to side elevation and Upvc double glazed patio doors to rear elevation allowing access to the elevated decking to the rear of the property. Continuation of tile effect vinyl flooring. Opening through to utility. Matching wall and base units, which benefit from soft close technology. The kitchen offers integral fridge and freezer. Four ring buttonless induction hob with stainless steel effect glass splashback to rear, fitted extractor hood over and electric oven below. Slimline marble effect work surfaces with matching splashback. Agents Note: Some of the power points benefit from inset USB charging points. Stainless steel sink with grooved draining board and central mixer tap. Radiator. Space for dining table, originally this was two rooms which have been opened to create one spacious

kitchen/diner. Two radiators, one to the kitchen side and one to the dining area side.



Utility

7'2" x 5'2" (2.20 x 1.60)



Upvc double glazed door to side elevation allowing external access with upper obscure glazing. Continuation of the matching kitchen wall and base kitchen units and slimline marble effect work surface with matching splashback. The utility area benefits from integral dishwasher, washing machine and Microwave. Continuation of tile effect vinyl flooring. Loft access hatch. Wall mounted thermostat. The mains gas fired central heating boiler is located in the left hand side wall cupboard.

Landing

10'1" x 6'4" - max (3.08 x 1.95 - max)



Exposed wood stairs provide access to the landing. The landing has carpeted flooring and doors off to bedrooms one, two, three, four and family bathroom. Radiator. Main loft access hatch.

Bedroom One

11'9" x 14'0" (3.59 x 4.28)



Two Upvc double glazed windows to rear elevation with a far reaching outlook. Door through to en-suite shower room. Carpeted flooring. Radiator.

En-Suite Shower Room

5'11" x 6'1" (1.81 x 1.86)



Upvc double glazed sash window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC, pedestal hand wash basin and fitted shower enclosure with glass shower door and wall mounted Mira shower. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Radiator. Fitted extractor fan. Wall mounted light with electric plug in shaver point.

Bedroom Four

8'6" x 7'3" (2.60 x 2.22)



Upvc double glazed sash window to rear elevation with a delightful outlook. Carpeted flooring. Radiator.

Bedroom Two

10'10" x 10'11" (3.32 x 3.35)



Upvc double glazed sash window to rear elevation with a delightful outlook. Radiator. Carpeted flooring. Television aerial point. Telephone point.

Bedroom Three

11'0" x 9'1" (3.36 x 2.79)



Two Upvc double glazed sash windows to front elevation overlooking the enclosed front garden. Radiator. Carpeted flooring. Telephone point. Television aerial point.

Family Bathroom

12'9" x 5'11" (3.90 x 1.82)



Upvc double glazed sash window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal hand wash basin, panel enclosed bath with central mixer tap and fitted shower attachment. Part tiled walls. Carpeted flooring. Electric light with plug in shaver point. Fitted extractor fan. Radiator. Door opens to provide access to the airing cupboard housing the Megaflo Hot Water tank with slatted storage options above.

Outside



Upon entering Trelevan Close proceed to the very end of the no through road and the property will appear in front of you to the left hand side tucked away in the corner.

To the front the property offers a hard standing driveway allowing off road parking for numerous vehicles together with providing access to the garage.

Garage

18'2" x 17'3" (5.56 x 5.27)



Electric vehicle charging point to the external elevation of the garage. Twin electric doors open to provide access. The garage benefits from light, power and eaves storage.



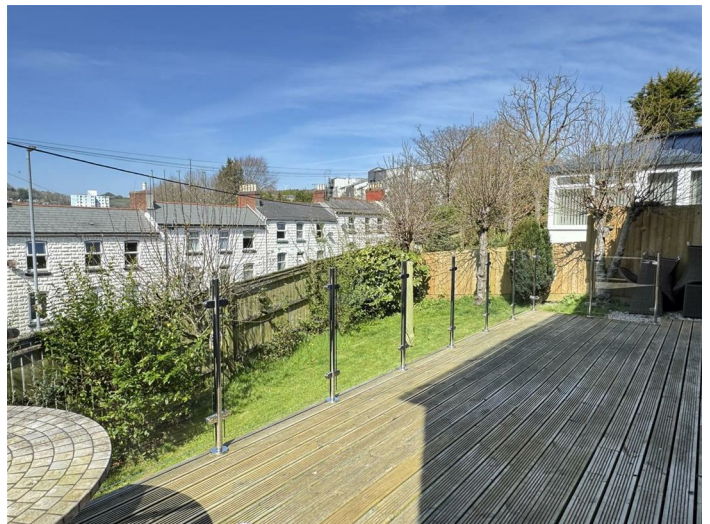
The front garden is laid to lawn gently sloping away with paved steps providing access to the front door. The boundaries are clearly defined with an established slate, low level wall to the left and front elevations. To the right hand side of the garage a paved walkway provides access to a secure wooden gate, the electric and gas meters are located here in the walkway between the rear of the garage and the house.

To the left hand side a granite chipped walkway provides access to the rear garden.



The rear garden is mainly laid to lawn with focal sunken pond with wood deck surround. The garden is well stocked with an array of evergreen plants and shrubbery. The boundaries are clearly defined with low level slate wall to the left and wooden fencing to the rear and right elevations.

Immediately off the kitchen/diner and lounge is a recently installed elevated area of decking with toughened glass safety enclosure. Via the right hand walkway and next to the door that leads back through to the utility the property benefits from additional side access and an outdoor tap.



Council Tax Band - E

Agents Note

Probate has been applied for not yet granted. The vendor advises us they have just had a new boiler fitted.

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Floor Area

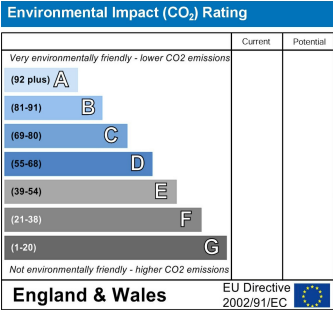
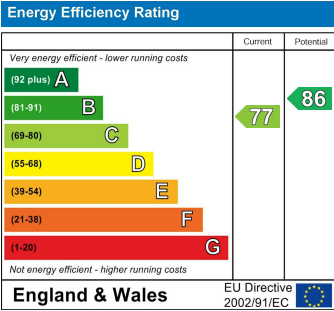
The floor area measurement is taken from the EPC.

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

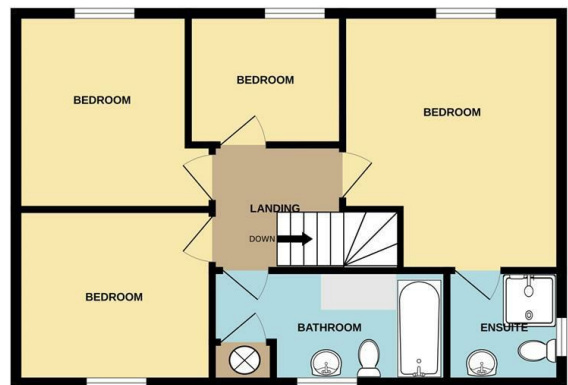




GROUND FLOOR



1ST FLOOR



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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