



MAY WHETTER & GROSE

51 CENTRAL TREVISCOS, CENTRAL TREVISCOS, PL26 7QS
GUIDE PRICE £230,000



A WELL PRESENTED AND WELL SITUATED CHAIN FREE END OF TERRACE HOUSE WITH THREE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A SPACIOUS TANDEM GARAGE LOCATED TO THE REAR WITH OFF ROAD PARKING, A SPACIOUS REAR GARDEN, MAINS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY IS WITHIN CLOSE REACH OF THE A30, THE MAIN ARTERY ROUTE THROUGH CORNWALL. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED FAMILY HOME. EPC - D SEE AGENTS NOTES



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

When entering Central Treviscoe from the St Stephen direction, proceed down hill, through the hamlet, passing the playing field on your left hand side, the property can be located on the left hand side of the road. A For Sale board is erected for ease of identification purposes.

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 and lower pattern obscure glass detailing allows external access into entrance hall.

Entrance Hall

21'9" x 3'8" - max including stairs (6.64 x 1.14 - max including stairs)



Matching sealed glazed unit above the front door. Wood effect vinyl flooring. Carpeted stairs to first floor. Door through to lounge. Wood clad walls. High level mains enclosed fuse box. Textured ceiling. Radiator. BT Telephone point.

Dining Room

13'8" x 11'10" - max (4.18 x 3.61 - max)

Upvc double glazed window to rear elevation overlooking the rear access walkway. Twin sliding doors provide access through to the lounge. Opening

through to the kitchen. Focal mains gas fire set within decorative surround with matching hearth and mantle. Carpeted flooring. Textured ceiling. Radiator. BT telephone point. Wall mounted white BT box offering fibre link direct to premises. Louvre door opens to provide access to the under stair storage void, Upvc double glazed window set within to the rear elevation. This area benefits from the addition of light and houses the stop cock.

Lounge

12'5" x 8'10" - max (3.79 x 2.70 - max)

Upvc double glazed window to front elevation. Mains gas fire set within decorative surround with matching hearth and mantle. Carpeted flooring. Textured ceiling. Radiator.

Kitchen

8'8" x 8'6" (2.66 x 2.60)



Upvc double glazed door to side elevation with upper obscure glazing provides access through to rear access walkway. Upvc double glazed window to rear elevation overlooking the spacious rear garden. Matching wall and base kitchen units, roll top work surfaces, wood effect vinyl flooring. Space for electric cooker with fitted extractor hood above. Space for fridge. Tiled walls to water sensitive areas. Textured ceiling. Composite one and half bowl sink with matching draining board and central mixer tap.

Rear Access

9'6" x 3'4" (2.91 x 1.04)



Upvc double glazed door to rear elevation with upper obscure glazing. Further high level sealed glazed unit above. The remainder of the right elevation is the form of large Upvc glazed units with high level windows. Wood effect vinyl flooring. Textured walls. This access area also benefits from the addition of light and power.

Landing

11'10" x 8'4" - max (3.61 x 2.55 - max)

Upvc double glazed window to rear elevation. Doors to bedrooms one, two, three and family bathroom. Carpeted flooring. Radiator. Loft access hatch. The vendors advise us that the loft is boarded, well insulated and has a drop down ladder. Drimaster PIV system.

Bedroom Two

8'10" x 8'9" (2.70 x 2.67)



Upvc double glazed window to rear elevation with a delightful outlook. Textured ceiling. Carpeted flooring. Radiator. In-built furniture offering overbed storage and wardrobe recess, with additional matching furniture opposite.

Family Bathroom

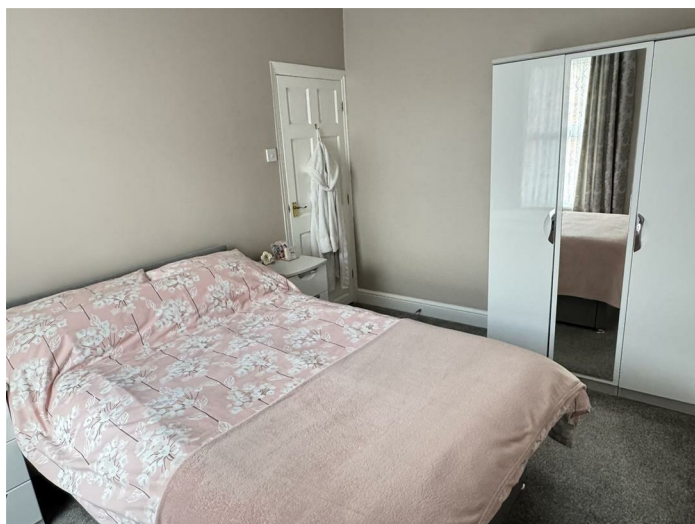
11'0" x 8'7" - max (3.37 x 2.64 - max)



Upvc double glazed window to rear elevation with obscure glazing. Matching four piece beige bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin, corner panel enclosed bath with in-built seat. Separate shower enclosure with glass sliding doors and wall mounted MIRA Sport shower over. Tiled walls. Carpeted flooring. Upon entering to the right hand side of the room; three louvre doors open to provide access to in-built storage. Agents Note: The mains gas fired combination Baxi central heating boiler is located behind the left hand door of this storage area.

Bedroom One

11'11" x 8'11" (3.64 x 2.73)



A generous principal bedroom with Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

Bedroom Three

8'10" x 7'4" (2.71 x 2.26)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Textured ceiling. Fitted Sharps bedroom furniture.

Outside



To the front and located directly opposite Treviscoe Chapel the front garden is laid to lawn a manageable area of lawn which is surrounded with a well stocked and established planting bed to the front and right elevations. A hard standing walkway provides access from the street to the front door and this flows across the front of the property providing access to the meter on the right hand side.

The front garden is well enclosed with rendered block wall to front, right and left elevations.



The garden can either be accessed via the rear access hallway which flows off of the kitchen or via a secure lockable gate via the right hand side of the property.

Immediately to the rear of the property is a hard standing area which flows around to the left hand side providing a useful area for recycling and refuse bins.

To the mid section of the garden is a rectangle of lawn with well stocked planting area to the left hand side. This area opens to a paved patio area with the tandem garage located to the rear of the plot. The hard standing walkway flows down the right hand side of the rear garden.

The rear boundaries are clearly defined with exposed block walls to the right and left elevations.

Utility Area

9'10" x 7'3" (3.02 x 2.21)

Wood frame single glazed window looking back towards the property. A wooden door opens to provide external access to the area used as a utility area. With roll top work surface and sink and space for washing machine and tumble dryer. This area benefits from light and power. Matching wall and base units flowing around the left hand side. A large opening then provides access to the tandem garage.

Tandem Garage

29'5" x 11'11" (8.98 x 3.64)



A spacious and useful garage with three wood frame single glazed windows to side elevation. Metal up and over garage door to the front providing vehicular access. This garage would comfortably house two cars in tandem. There is light and power. Outdoor tap to the front of the garage.

From the utility area the hard standing walkway flows down to the rear of the plot. A wooden gate opens to provide secure access to the drive. The drive provides off road parking for one vehicle.

To the side of the drive there are two useful outbuildings.

Outbuilding One

8'11" x 5'9" (2.73 x 1.76)



To the left hand side looking with your back to the property is this useful outbuilding. Wood frame window to front elevation. This outbuilding benefits from light and power.

Outbuilding Two

10'11" x 5'9" (3.35 x 1.76)

Wood frame window to front elevation. The

outbuilding also has light and power. To the right hand side of the access door a green door opens to provide access to a useful storage area.

Agents Note



The rear access land is owned by another party, number 51 Central Treviscoe has pedestrian and vehicular access over and are not responsible for maintenance costs.

Gas Central Heating

Council Tax Band - B

Broadband and Mobile Coverage

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

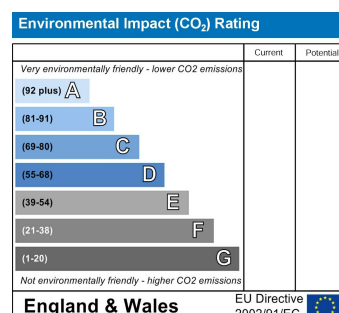
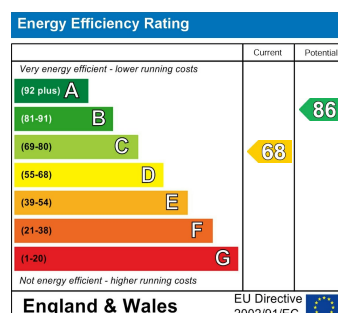
Services

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

Viewing

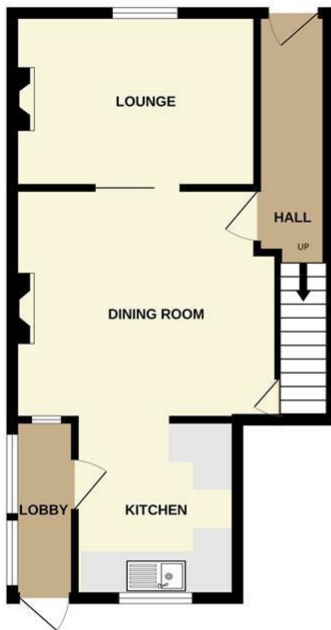
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

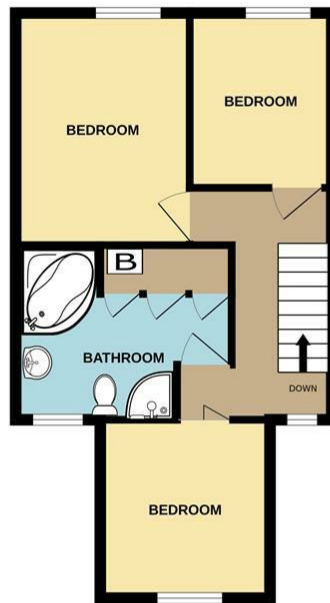




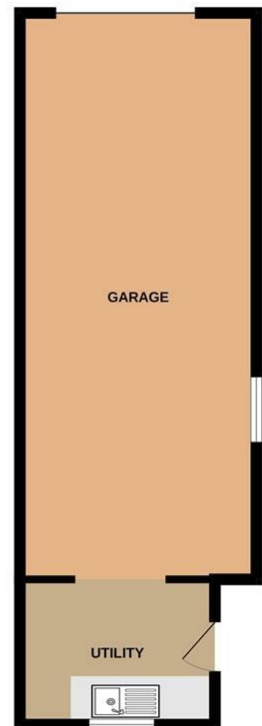
GROUND FLOOR



1ST FLOOR



GARAGE



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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