



M A Y W H E T T E R & G R O S E

45 TREMAYNE ROAD, ST. AUSTELL, PL25 4NE
GUIDE PRICE £150,000



OFFERED WITH NO ONWARD CHAIN LOCATED A SHORT DISTANCE FROM THE RAILWAY STATION, TOWN CENTRE, LOCAL AMENITIES AND SCHOOLING. BENEFITTING FROM GENEROUS SIZE GARDEN TO THE FRONT AND REAR. ALTHOUGH REQUIRE FULL MODERNISATION THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. LOUNGE, KITCHEN/DINER, WC TO GROUND FLOOR WITH TWO DOUBLE BEDROOMS AND SHOWER ROOM TO THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POTENTIAL.

EPC - D

SEE AGENTS NOTES



Location

St Austell town centre is within walking distance of the property and offers a 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 town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property. Both the Eden Project and Lost Gardens of Heligan are only a short drive away.

Directions

From St Austell Town head down past Polkyth Leisure Centre on your right hand side and the Ambulance and Fire Station. At the roundabout take the turning left onto Tremayne Road. Follow the road up past the left and right hand turnings, as the road sweeps around to the right the property is in an elevated position set back on the left hand side. If you are coming from Slades Road turn right into Tremayne Road and the property will be appearing on your right hand side. A board will be erected for convenience.

Accommodation



To the front the property is slightly elevated set back from the road, slightly hidden from mature well kept front hedging. Gated pedestrian pathway with steps and handrail, lead to part obscure double glazed door opening through into entrance hall.

Entrance Hall

Carpeted staircase with handrail to first floor. Door through into lounge.

Lounge

11'0" x 12'7" - max (3.36 x 3.85 - max)



Double glazed window to front and electric heater.



Kitchen/Diner

7'7" x 15'8" - max (2.32 x 4.80 - max)



Two double glazed windows to the rear. A range of bevelled edged wall and base units complimented with roll top work surface and part tiled splashback.

Work surface incorporates stainless steel sink and drainer with mixer tap. Free standing and under unit space for white good appliances. Good size under stairs storage cupboard, currently housing the water cylinder and gas point. Further useful larder store with shelving and single glazed window to the rear entrance porch. From here there is also a latched door into a gardeners WC.



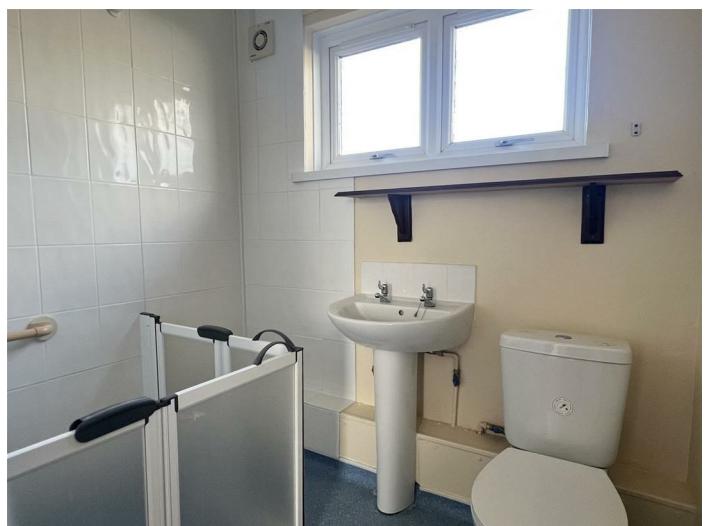
W.C.
2'6" x 6'7" (0.78 x 2.01)



Obscure double glazed picture opening window. Part double glazed door opening out onto the rear garden.

First Floor Landing
Doors to both double bedrooms and shower room.
Access through to the loft.

Shower Room
5'11" x 6'7" (1.81 x 2.02)



High level obscure double glazed window. Low level WC and hand basin. Part tiled wall surround incorporating wet room shower cubicle.

Bedroom
8'8" x 9'1" (2.66 x 2.78)



Double glazed window to the rear.

Bedroom

12'9" x 9'6" - max (3.89 x 2.90 - max)



A generous size principal bedroom. Electric night storage heater. Double glazed window to the front. Door into over stairs storage cupboard.



Outside



The front is mainly laid to lawn.

To the rear a hard standing area with steps up to an area of lawn, incorporating a disused shed and mature trees. Pedestrian gated access to the lane behind.

Please note other properties along this road have off road parking at this point.



Council Tax Band - A

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.

Viewings

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

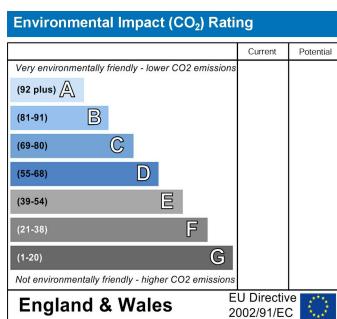
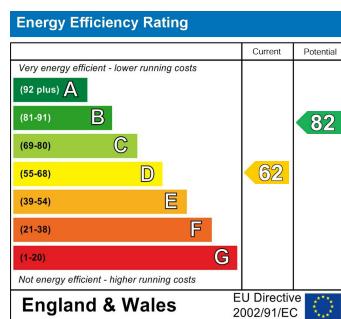
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Note

No allocated parking

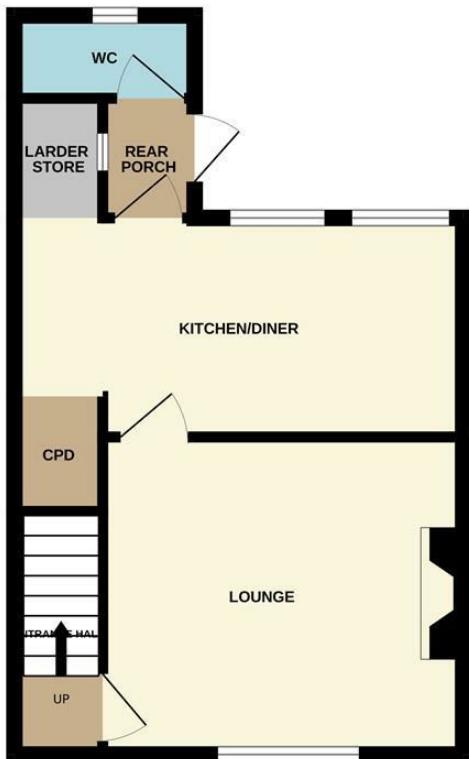
Gas services the property , heating is electric night storage heaters

The vendor has informed us that a survey has confirmed the ceilings contain cement asbestos. We would recommend any interest parties do their own checks if they are interested in the property.

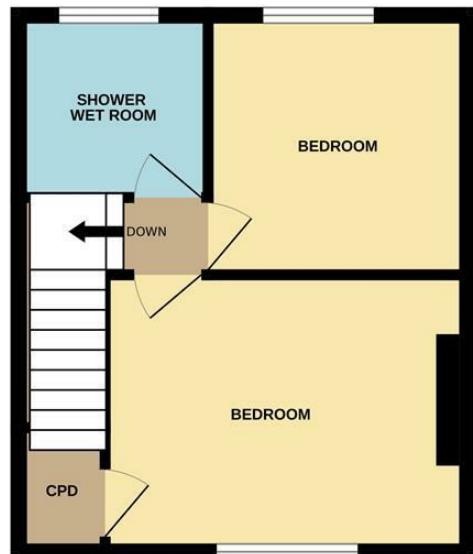




GROUND FLOOR



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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