



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

5 ST. MEWAN LANE, TREWOON, CORNWALL PL25 5SP
GUIDE PRICE £325,000



A WELL POSITIONED AND EXTREMELY WELL PRESENTED CHAIN FREE MID TERRACE FAMILY HOME BEING SOLD FOR THE FIRST TIME IN 40 YEARS. SET OVER THREE STOREYS WITH FOUR BEDROOMS AND THREE RECEPTION ROOMS. THE PROPERTY HAS A GENEROUS REAR GARDEN WHICH IS WELL STOCKED AND NUMEROUS CHARACTER FEATURES. THE PROPERTY IS LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES. MAJORITY UPVC DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER. EPC - E *SEE AGENTS NOTES*



Location

Trewoon is a small village on the outskirts of St Austell and has a range of amenities including Post Office and convenience store, a hairdressing salon, Pub with restaurant, and a church at St Mewan. Bus Stops are just a 30 second walk from the property providing easy access to the town etc. St Austell town centre is a short distance of the property. 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 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 head onto the A3058 towards Newquay, up Edgcumbe Road. Follow the road along, past Edgcumbe Green on your left entering the village of Trewoon. There is a turning to the left onto St Mewan Lane, Turn left onto St Mewan Lane where the property is located on the left hand side of the road.

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 and matching sealed glazed unit over allows external access into entrance porch.

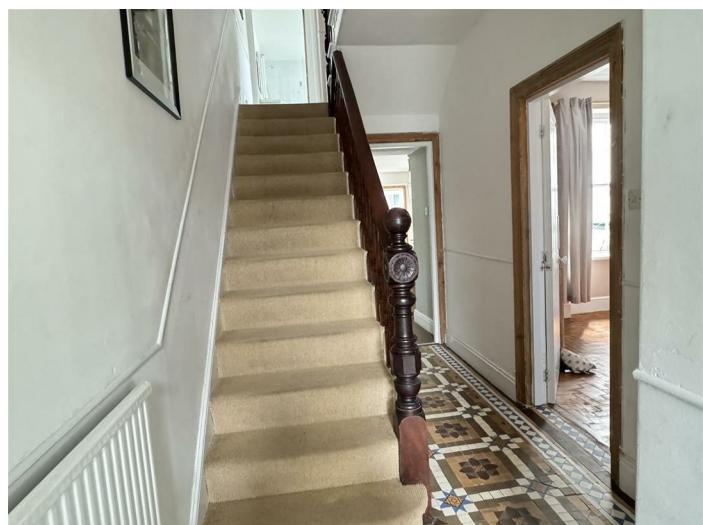
Entrance Porch

3'9" x 4'7" (1.15 x 1.41)

Original door through into inner hall with inset obscure glazing. Original tiled flooring. Textured ceiling. Mains enclosed fuse box.

Inner Hall

17'7" x 6'3" - max (5.38 x 1.93 - max)



Doors off to lounge, dining room and snug/reception three. Original mosaic tiled flooring. Carpeted stairs to first floor. Radiator.

Lounge

15'6" x 15'3" - max (4.73 x 4.67 - max)



Upvc double glazed bay window to front elevation providing a great deal of natural light. Carpeted flooring. Focal original fireplace with matching hearth, backing and mantle with cast iron fire set within a delightful feature for this period property. Picture rail. Radiator.



Dining Room

11'3" x 13'8" (3.44 x 4.18)



Wood frame single glazed sash window to rear elevation. Original wood flooring. Focal original fireplace with matching decorative surround, backing and mantle with cast iron fire set within. Bespoke in-built shelving to right and left hand sides of the chimney breast with cupboard storage below. Radiator.

Snug/Reception Three

16'10" x 10'1" (5.15 x 3.08)



Two wood frame single glazed sash windows to side elevation, combine to provide a great deal of natural light. Door through to kitchen. Multi fuel Range set within chimney recess, to the left hand side original wood doors open to provide access to useful in-built storage. To the opposite side of the room upon entering to your left is an additional door opening to provide access to the understairs cupboard. Radiator. Carpeted flooring.

Kitchen

12'0" x 11'1" (3.67 x 3.40)

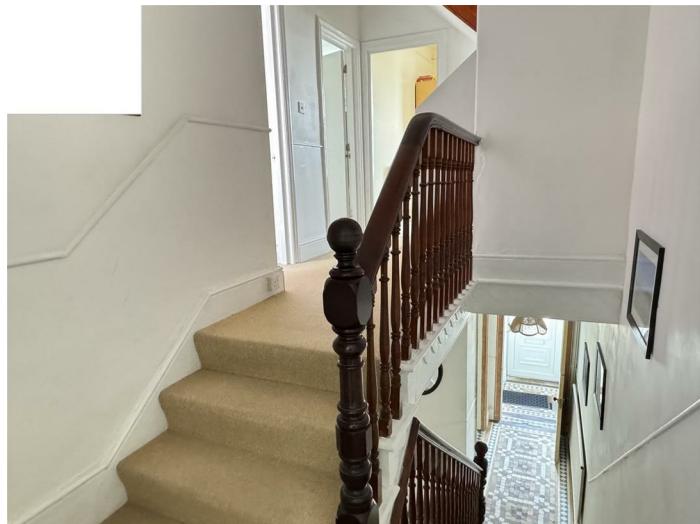


A spacious kitchen with Upvc double glazed sealed unit to rear elevation. Upvc double glazed window to side elevation and Upvc double glazed door with upper glazed panel providing external access. Matching wall and base kitchen units, space for additional kitchen appliances, floor standing Potterton Statesman Central Heating Boiler. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Roll top work surfaces. Composite one and half bowl sink with matching draining board and central mixer tap.



Landing

19'7" x 7'8" (5.97 x 2.36)



Doors off to family bathroom, family shower room, bedrooms one, three and four. Carpeted flooring. Stairs to top floor. Louvre door opens to provide access to the understairs cupboard.

Bathroom

10'0" x 10'4" - max (3.06 x 3.15 - max)



Upvc double glazed window to rear elevation overlooking the spacious enclosed rear garden. Matching three piece white bathroom suite comprising low level flush WC, p-shaped panel enclosed bath with curved shower screen, central mixer tap and wall mounted mains fed shower over. Ceramic hand wash basin with central mixer tap set on vanity storage unit. Tiled walls to water sensitive areas. Vinyl flooring. Radiator. Twin doors open to provide access to the airing cupboard housing the pressurised hot water cylinder. Oil fired central heating, electric immersion as back up.

Shower Room

6'8" x 5'1" (2.04 x 1.56)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC, fitted shower enclosure with glass shower screen and wall mounted electric shower over. Pedestal hand wash basin. Vinyl flooring. Tiled walls. Fitted extractor fan. Radiator.

Bedroom Three

11'7" x 10'2" (3.54 x 3.10)



Wood frame single glazed sash window to rear elevation overlooking the enclosed garden. Carpeted flooring. Radiator.

Bedroom One

13'0" x 11'8" (3.97 x 3.56)



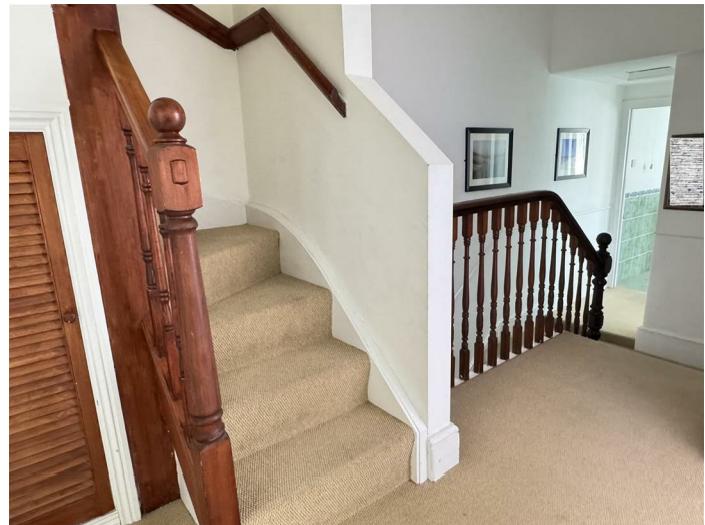
Two Upvc double glazed windows to front elevation.
Carpeted flooring. Radiator.

Bedroom Four

10'5" x 7'7" (3.19 x 2.33)



Upvc double glazed window to front elevation.
Radiator. Carpeted flooring.



From the landing carpeted stairs lead up to provide access to the second floor. A majority of the second floor is in the form of Bedroom Two.

Bedroom Two

21'9" x 19'7" - max (6.63 x 5.97 - max)



A dual aspect bedroom with two Upvc double glazed windows to front elevation, one wood frame double glazed Velux window to rear elevation. To the front and side elevations louvre doors open to provide access to eaves storage. Carpeted flooring. Agents Note: This room could be split into two rooms should an additional bedroom be required.

Outside



To the front of the property the front garden is laid to an array of established planting and shrubbery. To the left, a wrought iron gate opens to provide access to steps leading up to the front door. The front garden is split into two well planted tiers with stone paved walkway providing access, the top tier in the form of a paved patio.

We are advised that although the property has no official parking there is on street parking available on a first come first served basis.



One of the main selling points to this impeccably presented home is the well stocked rear garden.

Initially off the property there is a large hardstanding area, complete with outdoor tap. There is a shared walkway to the adjoining property which has right of access over the initial rear area and back around the side to the front.

Beyond this area steps lead up to provide access to the formal garden. Impeccably presented and extremely well stocked with an array of evergreen plants and shrubbery.

The garden is split into two sections with a number of secluded areas and two paved patio areas. There are a number of established planting beds, potting shed, greenhouse and vegetable beds. This spacious rear garden offers a good degree of privacy.

Council Tax Band - C

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 Notes

Number 5 is the middle property of a terrace. A right of way serves all three properties giving level access to the road from the rear of the properties.

All three properties contribute to any maintenance works needed on the Right of Way.

A drainage pipe servicing 2 of the 3 properties travels down the shared right of way to the road.

No Gas.

Oil Central Heating.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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