



MAY WHETTER & GROSE

**4 TREVEAR CLOSE, ST. AUSTELL, PL25 4SL**  
**GUIDE PRICE £275,000**



SET WITHIN WELL KEPT FORMAL GARDENS, A SHORT DISTANCE FROM ST AUSTELL TOWN, THE A390, LOCAL AMENITIES AND SCHOOLING. OFFERED WITH NO ONWARD CHAIN, IS THIS INDIVIDUAL FORMER POLICE HOUSE WHICH HAS BEEN IN THE FAMILY FOR OVER 50 YEARS. SPACIOUS ACCOMMODATION OF LARGE HALLWAY, INTEGRAL GARAGE, CLOAKROOM/SHOWER ROOM FORMAL LOUNGE, DINING ROOM, ADDITIONAL SUN LOUNGE, KITCHEN/BREAKFAST ROOM PLUS UTILITY, THREE DOUBLE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION AND WELL KEPT LANDSCAPED GARDENS. EPC - AWAITED



## Location

St Austell town centre is situated within easy reach 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 7 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 out to the main A390 onto Southbourne Road, at the traffic lights by Trevanion Road turn left onto Sawles Road heading up taking the next right onto Eastbourne Road, follow the road along approximately 150 yards, turn right onto Trevear Close. The property will appear on the right hand side.

## Accommodation

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

## Cloakroom/Shower Room

5'5" x 8'5" - maximum (1.67 x 2.58 - maximum)



Finished with part tiled wall surround, carpeted flooring. Wall mounted radiator. High level obscure double glazed window. Coloured suite comprising low level WC, bidet and hand basin with sliding door into shower cubicle.



From the driveway there is a step up to a paved patio from where you can enjoy some countryside views. Covered canopy with outside courtesy lighting leads to obscure glazed panelled front door with matching side panels leading into large welcoming hallway. Radiator. Carpeted flooring which continues onto the staircase. Door through into integral garage. Door into deep recess storage to the side and sliding wood doors into additional hanging rail. Doors into downstairs living accommodation.

## Lounge

14'10" x 11'7" - maximum (4.54 x 3.55 - maximum)



Enjoying a great deal of natural light, dual aspect with two large double glazed windows with Venetian blinds. Central focal point tiled fireplace surround and hearth with inset fire and display shelving over. Doors through into dining room.

## Dining Room

11'6" x 11'6" (3.52 x 3.53)



Carpeted flooring. Radiator. Sliding doors through into the sun lounge and double glazed door into the kitchen/breakfast room.

## Kitchen/Breakfast Room

11'9" x 8'5" - maximum (3.60 x 2.59 - maximum)



A comprehensive range of wood fronted wall and base units with marble effect work surface incorporating stainless steel sink and drainer with mixer tap with double glazed window above with roller blind. Four ring gas hob with extractor over and oven to side. Door into useful recessed storage and door through into utility. High level cupboard housing the boiler.

## Utility

11'10" x 5'11" - maximum (3.61 x 1.81 - maximum ) Finished with hard wearing tiled flooring. Both power, light and plumbing for white good appliances. Laminated roll top work surfaces, tiled splashback. High level obscure single glazed window with obscure glazed bricks and part obscure glazed door opening out onto the garden.

## Sun Lounge

9'1" x 21'8" (2.78 x 6.62)



Located to the rear enjoying some far reaching countryside views and sunny aspect. Double glazed window to the side and sliding doors with glazed panels to both sides with pull back vertical blinds

opening out onto a paved sun terrace and garden. Focal point is a slate stone fireplace with surround and raised hearth with display shelves to both sides.



Staircase with handrail to first floor landing. Doors to all three bedrooms, family bathroom and one into large overstairs storage cupboard. High level double glazed window to front.

#### **Family Bathroom**

5'10" x 5'10" - maximum (1.79 x 1.78 - maximum)



Comprising a coloured suite of low level WC, hand basin and whirlpool effect bath. Obscure double glazed window to the side with roller blind. Part tiled wall surround. Wall mounted radiator.

#### **Bedroom**

11'9" x 8'9" narrowing to 6'9" (3.60 x 2.69 narrowing to 2.07)



Large double glazed window with far reaching views down towards the London Apprentice and Pentewan Valley. Radiator beneath window. Two storage cupboards. Access through to the loft.

#### **Bedroom**

8'9" x 11'8" (2.68 x 3.58 )



Also enjoying the wonderful far reaching views from the double glazed window with pull back vertical blinds and radiator below. Benefiting from a set of three doors, double doors into in-built wardrobe with hanging storage, slatted storage shelving to the side, also giving access through to loft area.

### Principal Bedroom

11'10" x 14'10" - maximum (3.62 x 4.54 - maximum)



Also offering dual aspect from two double glazed windows both enjoying the views and both having pull back vertical blinds.

### Integral Garage

17'8" x 8'0" - maximum (5.41 x 2.44 - maximum )



Electric roller door. Single glazed window to the front. Both power and light.

### Outside




The property is approached from the cul-de-sac, pedestrian pathway to one side leading to wrought iron gateway with planted borders. There is a large driveway with parking for numerous vehicles. A well kept array of plants and shrubbery.




From the driveway and beyond there is a low level wrought iron pedestrian gate giving access around to the rear, which can also be accessed from the sun lounge. An array of plants and shrubbery surrounds an area of open lawn with further paved patio areas where you can sit and enjoy the sunshine.



**Council Tax Band - D**

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

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

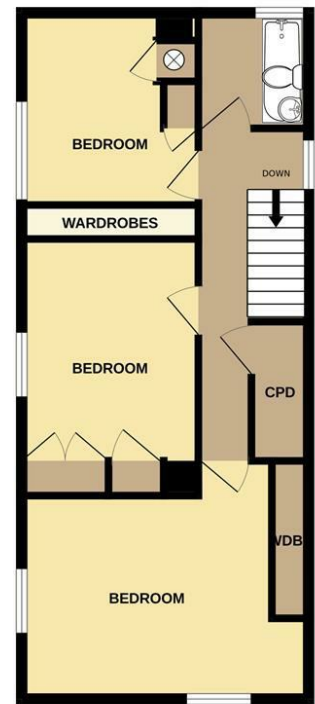




GROUND FLOOR



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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