



4 Park View

Tremewan Trewoon, PL25 5FN

Guide Price £235,000



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The Property

This three bedroom semi-detached house is located in a tucked away location but within the heart of the village.

Constructed in 2020, the property is being brought to the market CHAIN FREE and available to view now.

Full accommodation comprises an entrance hall, downstairs W.C. Living room, kitchen/diner, three bedrooms and a bathroom. The living room boasts a lovely wood burner to accompany the eco-friendly air source central heating for the property.

Trewoon is a small village on the outskirts of St Austell that offers much of your day to day needs when it comes to amenities. There is a shop, post office, pub and restaurant, hairdressers and bus service to St Austell and Newquay.

Living Room

14'10" x 10'2" (4.52m x 3.10m)

Kitchen/Diner

16'8" x 12'7" (5.08m x 3.84m)

Bedroom One

11'1" x 9'0" (3.38m x 2.74m)

Bedroom Two

16'4" x 9'0" (4.98m x 2.74m)

Bedroom Three

10'6" x 7'6" (3.20m x 2.29m)

Bathroom

7'6" x 6'2" (2.29m x 1.88m)

Parking

Parking for one car.

Gardens

The rear gardens are enclosed and laid to lawn, with an elevated patio seat area and flower bed borders.

Directions

Sat Nav: PL25 5FN

What3words: ///double.discloses.nobody

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2020

Construction Type: Block and Timber (Assumed)

Heating: Air Source Heat Pump

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: B

Tenure: Freehold

Agents Notes

Tel: 01872 571454

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



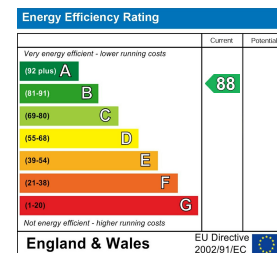
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.