

Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

Barton Court, Central Treviscoe, St. Austell, Cornwall, PL26 7PD



£230,000

- 3 bedroom semi-detached house
- Situated within cul-de-sac setting in rural location
- Entrance hall, lounge, kitchen/dining room, conservatory, 3 bedrooms, bathroom
- Double glazing, night storage heating/electric background
- Driveway/hardstanding parking for 2 vehicles
- Garage
- Good sized patio and lawned garden to rear

This is a modern 3 bedroom semi-detached house that is situated within the rural location of Treviscoe offering ample parking, good sized accommodation and well enclosed good sized garden to rear.

In brief the accommodation comprises of entrance hall, lounge, kitchen/dining room and conservatory which enjoys a rear garden outlook. To the first floor are 3 bedrooms and bathroom. The property also has night storage heaters/electric background heating and sealed unit double glazing.

Outside, the property has a driveway/hardstanding parking for 2 vehicles and lawned garden to the front. The main garden is to the rear which is of good proportion with paved patio area and this leads on to a good expanse of lawn and being well enclosed with timber fencing to boundaries.

Accommodation

Front Entrance	Part patterned glazed door to entrance hall.
Entrance Hall	Good immediate reception area with staircase to the first floor and night storage heater. Door to lounge.
Lounge	15' 10" x 11' 9" (4.82m x 3.58m) Into recess and including chimney breast housing an electric fire. Window to front. Door to understairs storage cupboard and door to kitchen/dining room.
Kitchen/Dining Room	15' 1" x 10' 0" (4.59m x 3.05m) Fitted with a range of wood fronted base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part-tiled walling adjacent. Space and plumbing for washing machine, further low level appliance space. Fitted cupboard and hob. 2 sealed unit wood windows and door to conservatory. Night storage heater.
Conservatory	13' 3" x 6' 7" (4.04m x 2.01m) Good extra additional space which enjoys a rear garden outlook. Tiled flooring. Timber sealed unit double glazed windows to side and rear and French doors to rear opening to garden.
First Floor	
Landing	Doors off to all 3 bedrooms and bathroom, access hatch to roof space and door to airing cupboard housing hot water cylinder. Sealed unit wood window to side.
Bathroom	6' 9" x 5' 9" (2.06m x 1.75m) Fitted with a white suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Triton electric shower, shaver socket and majority tiled walling. Patterned glazed window to rear.
Bedroom 1	14' 0" x 8' 7" (4.26m x 2.61m) Narrowing to 8' (2.44m) and including double doors to built-in wardrobe. Window to rear.
Bedroom 2	11' 10" x 8' 0" (3.60m x 2.44m) Plus door recess. Electric wall panel heater and window to front.
Bedroom 3	8' 0" x 6' 9" (2.44m x 2.06m) Window to front.
Outside	To the front there is a tarmac driveway/hardstanding parking for 2 vehicles with Cornish stone wall and an expanse of lawn. The main garden is to the rear, where there is an immediate paved patio area and this leads on to a shingled seating area and a good expanse of lawn, with the whole being well enclosed with timber fencing to boundaries.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at June 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

