



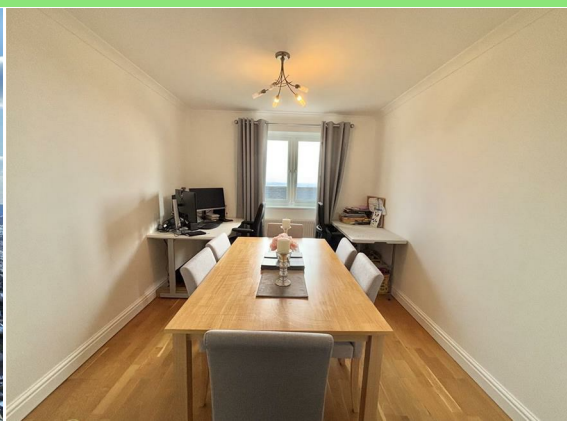
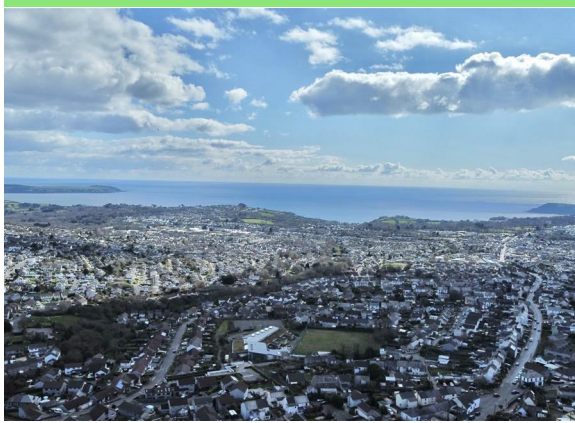
Treverbyn Road

St. Austell

PL25 4ET

Guide Price £280,000

- NO ONWARD CHAIN
- PANORAMIC SEA VIEWS
- OFF ROAD PARKING AVAILABLE
- THREE WELL PROPORTIONED BEDROOMS
- SOUTH FACING REAR GARDEN
 - REVERSE LEVEL
- TWO RECEPTION ROOMS
- UNDERFLOOR HEATING
 - DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 990.27 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this three-bedroom detached home to the market. Being reverse level, the layout enhances the living experience, allowing for stunning sea views from the upper level, where you can enjoy the beauty of the coastline from the comfort of your home.

Upon entering, you are greeted with a bright and airy entrance hallway with doors leading into an spacious lounge and expansive kitchen – which is thoughtfully designed to accommodate both cooking and dining, making it a wonderful space for family gatherings or entertaining guest. On the ground floor, this property exhibits three well-proportioned bedrooms and family bathroom, making it ideal for families or those seeking extra space.

Externally, this property benefits from having a south facing rear garden, which has been mainly laid to lawn. The perfect place for hosting summer soirees, family get-togethers or simply just to soak up the Cornish sunshine whilst enjoying the panoramic coastal backdrop.

This property benefits from having off road parking for two vehicles. It is connected to mains gas, electricity, water and drainage. Also falling within Council Tax Band D. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary schools of Mount Charles, Carclaze and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Skimmed ceiling. Loft access. Double glazed window to the side aspect. Thermostat. Radiator. Skirting. Laminate flooring.

KITCHEN

10'10" x 9'0" (3.31m x 2.75m)

Skimmed ceiling. Smoke alarm. Coving. Double glazed window to the front aspect. A range of wall and base fitted storage cupboards. Integrated dishwasher. Space for a gas oven, fridge and freezer. Sink basin with drainage board. Multiple plug sockets. Under-counter spotlights. Tiled flooring. Archway leading:

DINING ROOM

10'7" x 9'0" (3.25m x 2.76m)

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Multiple plug sockets. Skirting. Laminate flooring.

LOUNGE

13'4" x 9'8" (4.08m x 2.97m)

Skimmed ceiling. Coving. Double glazed window to the rear aspect boasting panoramic coastal views. Television point. Multiple plug sockets. Skirting. Laminate flooring.

UTILITY

6'5" x 5'9" (1.96m x 1.76m)

Skimmed ceiling. Coving. Consumer unit. Double glazed window to the front aspect. Wash basin with mixer tap. Space for a washing machine. Radiator. Skirting. Laminate flooring.

CLOAKROOM

5'8" x 2'2" (1.74m x 0.68m)

Skimmed ceiling. Coving. Frosted window to the side aspect. Boiler. W.C. Skirting. Laminate flooring.

GROUND FLOOR

Skimmed ceiling. Coving. Smoke alarm. Thermostat. Built-in under stairs storage cupboard. Skirting. Laminate flooring. Door leading into the rear garden.

BEDROOM ONE

13'0" x 9'0" (3.98m x 2.75m)

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

12'4" x 8'4" (3.78m x 2.56m)

Skimmed ceiling. Coving. Double glazed window to the side aspect. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

9'7" x 9'0" (2.93m x 2.75m)

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

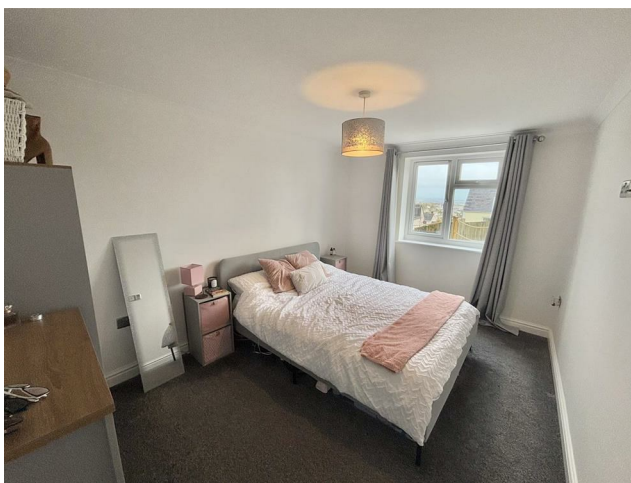
BATHROOM

10'0" x 5'8" (3.05m x 1.73m)

Skimmed ceiling. Recessed spotlights. Frosted double glazed window to the front aspect of the property. Ceramic splash-back tiling. Shower cubicle housing mains fed shower. Standalone double ended bath. Vanity wash basin with mixer tap. W.C. Tiled flooring.

OUTSIDE

This property benefits from having a south facing rear garden, which has been mainly laid to lawn. The perfect place for hosting summer soirees, family get-togethers or simply just to soak up the Cornish sunshine whilst enjoying the panoramic coastal backdrop.



PARKING

The property benefits from having off road parking for two vehicles. On-street parking can also be found close by.

SERVICES

This property is connected to mains water, electricity, gas and drainage. It also falls under Council Tax Band Band D.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated, Off Street, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Wide doorways

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Please Speak to Our Lettings Area
Manager Lizzie Collins
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