

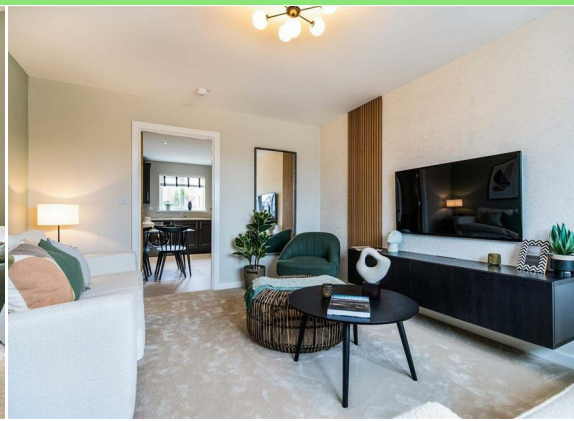
Higher Trehiddle

St Austell

PL25 5FX

£269,950

- SOUTH FACING GARDEN
- SPACIOUS LIVING ROOM
- TWO PARKING SPACES
- NEW HOMES WARRANTY
 - OPEN PLAN LOIVING ROOM/KITCHEN
- CLOSE TO TOWN CENTRE
 - BRAND NEW HOME
 - GAS CENTRAL HEATING
 - DISCOUNTS MAY BE AVAILABLE, ASK FOR DETAILS



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 863.00 sq ft



Property

A brand new two bedroom terraced home, with gas centrally heated accommodation that comprises entrance hall, lounge, open plan kitchen/diner, cloakroom/WC, rear hall and on the first floor are two bedrooms and a bathroom. Outside there is a rear garden and one parking space.

Location

Proceed out the town, heading for Truro, head up A390, and as you near the top of the hill before you leave the town, turn left at the roundabout, proceed down the road and please stop at the sales office carpark.

Accommodation Comprises

All measurements are approximate.

Entrance Hallway

Stairs to first floor, door to:

Lounge

11'1" x 14'1" (3.39m x 4.31m)

With double glazed window to front, door to:

Kitchen/Dining Room

Open plan kitchen/diner, ideal for evening meals with the family or guests, range of kitchen units with single drainer steel sink unit, built in oven and four ring hob, and extractor hood, door to:

Rear Hallway

With rear door to garden and door to:

Cloakroom/WC

With low level WC, wash basin.

First floor

Landing with storage cupboard, access to loft space.

Bedroom One

15'1" x 11'6" (4.61m x 3.52m)

Two double glazed windows to front elevation.

Bedroom Two

16'6" x 8'3" (5.04m x 2.53m)

Double glazed window to rear elevation.

Family Bathroom

Double glazed window to rear, panelled bath, low level WC, wash basin, part tiled walls.

Outside

To the front is an small open plan garden and to the rear is an enclosed garden laid to lawn and access to one parking space.

Services

Mains Water, Electricity, Gas and Drainage.

Material Information

Freehold

Completion due May-July 2026

No Easements:

Restrictive Covenants please refer to agent for list.

Planning number Phase two: PA/200535

Parking 1 Space

No Flooding issues

No Coastal erosion

Access, via adopted road and then immediate road will be under management company, details yet to be confirmed

Mining searches done for development site

Knotweed : No

Disputes; No

No crime has taken place on the property

Mains Electricity

Mains Gas,

Mains Water

Mains Gas

Mains Drainage

Council tax to be confirmed

Broadband speed (Market supermarket) 264 MG via Virgin

Most mobile telephone companies service normal.





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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Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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