



TREVERBYN ROAD ST AUSTELL PL25 4FA

3 BEDROOM END OF TERRACE HOUSE

This well presented 3-bedroom modern home with countryside and distant sea views is available with no onward chain! With an appealing design layout, this non-estate property has been well-maintained by the current owner.

In brief the accommodation comprises: Entrance Hall, Lounge, Kitchen/Diner, Utility Area, Downstairs WC, 3 Bedrooms and Bathroom.

The property also benefits from Gas Central Heating, Garage and Allocated Parking.

EARLY VIEWING RECOMMENDED

Key Features

Appealing Modern
Non-Estate Property

3 Bedrooms

Kitchen PLUS Utility

Enclosed Garden

Elevated Position with
Country and Coastal
Views

Garage & Allocated
Parking

About The Location

Bass Terrace is within the popular Carclaze area of St Austell and ideally located for schools and colleges and within one mile of the market town of St Austell. The town offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of cafes and public houses. For those with a passion for walking, the countryside and the sea, this property is close to The Clay Trails, the world famous Eden Project and the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. In addition, the property is on a main bus route providing transport to St Austell, Bodmin and the Cathedral City of Truro.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance

Canopy entrance with courtesy light. Steel part glazed door into hall. Gas central heating radiator. Turned stairs to first floor. White panel door to:

Lounge

14' 1" x 11' 6" (4.3m x 3.5m)

uPVC double glazed window providing generous natural light. Full height white panel door to walk-in understairs storage cupboard. White panel door to:

Kitchen/Diner

10' 2" x 10' 2" (3.1m x 3.1m)

uPVC double glazed window to the rear elevation overlooking the garden. Range of wall and base units providing cupboard and wall storage with worktops over. Complementary part-tiled walls. One and a half bowl stainless steel sink. Built-in electric cooker. Gas hob with stainless steel extractor over. Radiator. Vinyl flooring. Steel glazed door to garden. Arch to utility area and door to cloakroom.

Utility Area

5' 3" x 4' 3" (1.6m x 1.3m)

Base unit, complementing those in the kitchen, with worktop over. Space and plumbing for a washing machine. Wall cupboard housing Ideal Logic Combi-Boiler. uPVC double glazed window to the rear elevation. Vinyl flooring. White panel door to:

Cloakroom

Low level WC. Cloakroom wash-hand basin. Extractor. Gas central heating radiator. Vinyl flooring.

First Floor Landing

Turned stairs with attractive wood balustrade. Access to fully insulated loft. White panel doors to all rooms and built-in storage cupboard with wardrobe rail.

Bedroom One

11' 2" x 8' 6" (3.4m x 2.6m) Plus wardrobes

uPVC double glazed window to the front elevation commanding appealing countryside views. Gas central heating radiator. Built-in triple wardrobe with sliding mirror doors.

Bedroom Two

10' 10" x 7' 10" (3.3m x 2.4m)

uPVC double glazed window to the rear elevation with distant sea views to St Austell Bay. Gas central heating radiator.

Bedroom Three

7' 10" x 6' 7" (2.4m x 2.0m)

uPVC double glazed window to the rear elevation with distant sea views to St Austell Bay. Gas central heating radiator.

Bathroom

6' 3" x 6' 3" (1.9m x 1.9m)

uPVC obscure glazed window to the front elevation. Bathroom suite in white comprising low level WC, pedestal wash-hand basin, bath with shower over and glazed shower screen. Complementary tiled walls. Tile effect vinyl flooring.

Exterior

To the front of the property is a small area of lawn with shrubs and paved pathway to the front entrance. Gated access to the rear from the parking area. The rear garden is south facing and laid mainly to lawn with pathway, established shrubs and patio seating area. Outside tap.

Garage and Parking

Driveway approach leading to allocated parking and garage. Metal up and over door. Power and light.

Additional Information

EPC 'C'

Council Tax Band 'C'

Services – Mains Electric, Gas and Drainage

Property Age – 2013

Internet – Ultra Fast Broadband

Annual Charge - £200 for green areas etc.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



LOUNGE



KITCHEN DINER



KITCHEN AREA



STAIRS AND LANDING



BEDROOM ONE



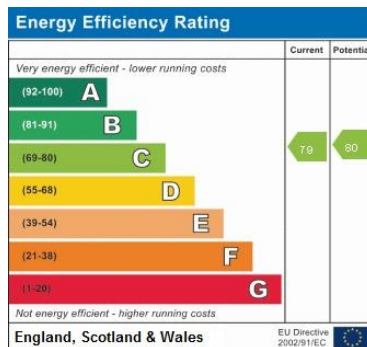
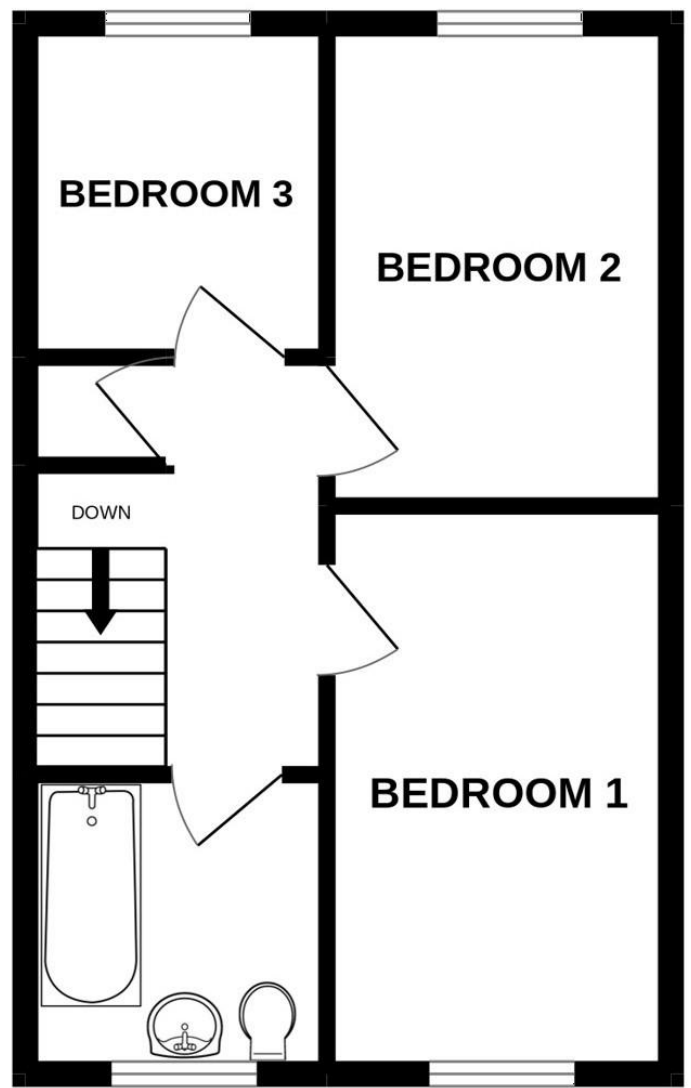
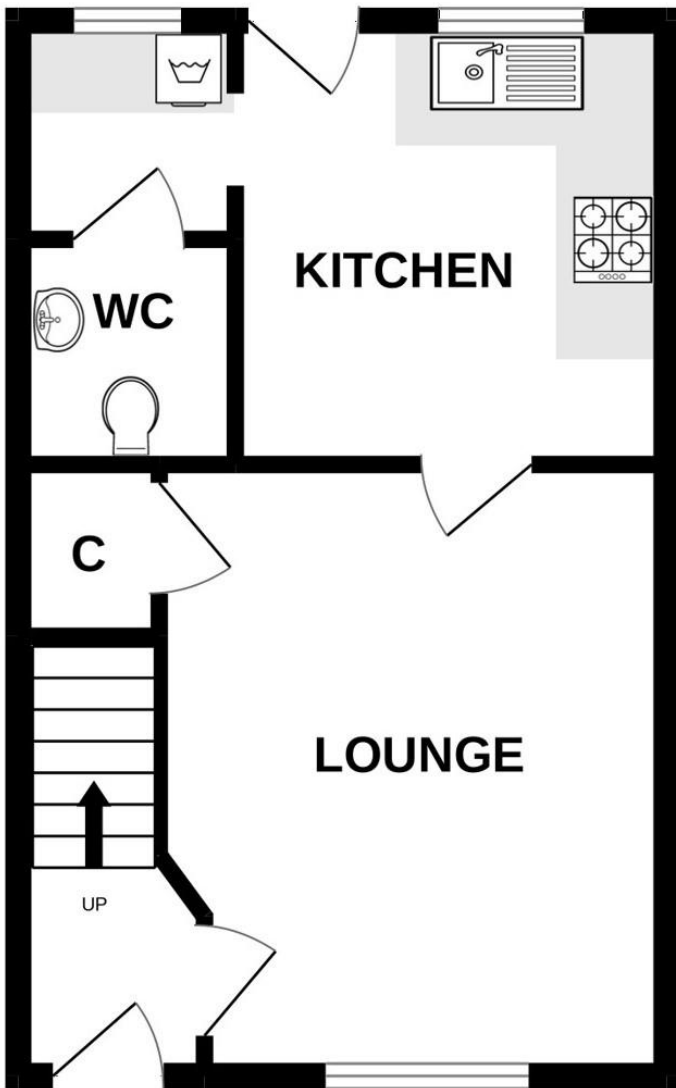
BATHROOM



REAR GARDEN



GARAGE



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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