

**DETACHED
BUNGALOW**

£315,000



TREVANION ROAD TREWON PL25 5SY

DETACHED BUNGALOW

Welcome to this appealing detached bungalow located in the charming village of Trewon, a highly regarded village with excellent community feel and conveniently located close to amenities. This inviting property boasts three bedrooms, an entrance porch and hallway, lounge, kitchen/diner, shower room and a good size conservatory.

Outside, you'll find attractive gardens to the front, side, and rear of the property. There is also driveway parking and a garage for your vehicles and storage needs. Don't miss out on this fantastic opportunity to own this bungalow in Trewon.

Available with No Onward Chain
*** VIEWING RECOMMENDED ***

Key Features

Appealing Detached Bungalow

3 Bedrooms

Lounge PLUS Conservatory

Kitchen/Diner

Driveway Parking & Garage

Front, Rear and Side Gardens

NO ONWARD CHAIN

About The Location

Trewoon is a popular village on the western side of St Austell. The village has a good community spirit with many local amenities including post office, fish and chip shop, convenience store, village hall, hairdressers, park, garage and pub/restaurant. The town centre is just 1 mile away and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

uPVC double glazed front door with part glazed side panels to either side. Ceiling light. Glazed door and side panels into:

Hallway

T-shaped hallway with central heating radiator, access to the insulated and partially boarded loft with light. Doors to Lounge, Kitchen/diner, bedrooms and shower room.

Lounge

17' 1" x 11' 2" (5.2m x 3.4m)

uPVC double glazed windows to the front and side providing generous natural light. Central heating radiator. Stone effect fireplace with fitted Dimplex coal effect fire. Ceiling light.

Kitchen/Diner

10' 6" x 9' 2" (3.2m x 2.8m)

uPVC double glazed window to the side elevation. Range of wall and base units with drawers and marble effect worktops over, incorporating a stainless steel sink. Space for cooker and fridge/freezer. Pantry cupboard. uPVC double glazed door to:

Conservatory

16' 5" x 6' 7" (5.0m x 2.0m) Irregular shape

uPVC double glazed conservatory with French doors to the garden and door to driveway. Space and plumbing for a washing machine. Space for tumble dryer. Tiled floor. Wall lights.

Shower Room

uPVC double glazed window to the rear elevation. Large shower cubicle with curved glazed doors with Mira Sport shower. Vanity unit incorporating wash hand basin with vanity mirror and light and low level WC. Heated towel rail. Fully-tiled walls and floor. Recess shelving area with space below housing the boiler. Built-in airing cupboard with immersion tank.

Bedroom One

12' 6" x 11' 2" (3.8m x 3.4m)

uPVC double glazed window to the front elevation. Central heating radiator. Ceiling light.

Bedroom Two

10' 10" x 9' 10" (3.3m x 3.0m)

uPVC double glazed window to the rear elevation. Central heating radiator. Ceiling light.

Bedroom Three

8' 2" x 7' 3" (2.5m x 2.2m)

uPVC double glazed window to the rear elevation. Central heating radiator. Ceiling light. This room could also be used as a dining room or office.

Exterior

The property is on a generous plot with garden to the front, side and rear. The garden to the front is laid mainly to lawn with shrub borders, a gate and path giving access to a further area of lawn, garden to the side and leading to the rear. The rear garden is a patio seating area, with raised areas. There is also a greenhouse behind the garage. Oil tank.

Garage and Parking

19' 4" x 9' 10" (5.9m x 3.0m)

This property benefits from a detached generous sized garage with electric up and over door. Power, water and light.

Additional Information

EPC 'E'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	39	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band 'C'

Services –Electric, Oil FCH and Mains Drainage

What 3 words - ///diamond.professes.climate

Property Age – 1960s

Tenure - Freehold

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/Diner



Conservatory



Bedroom One



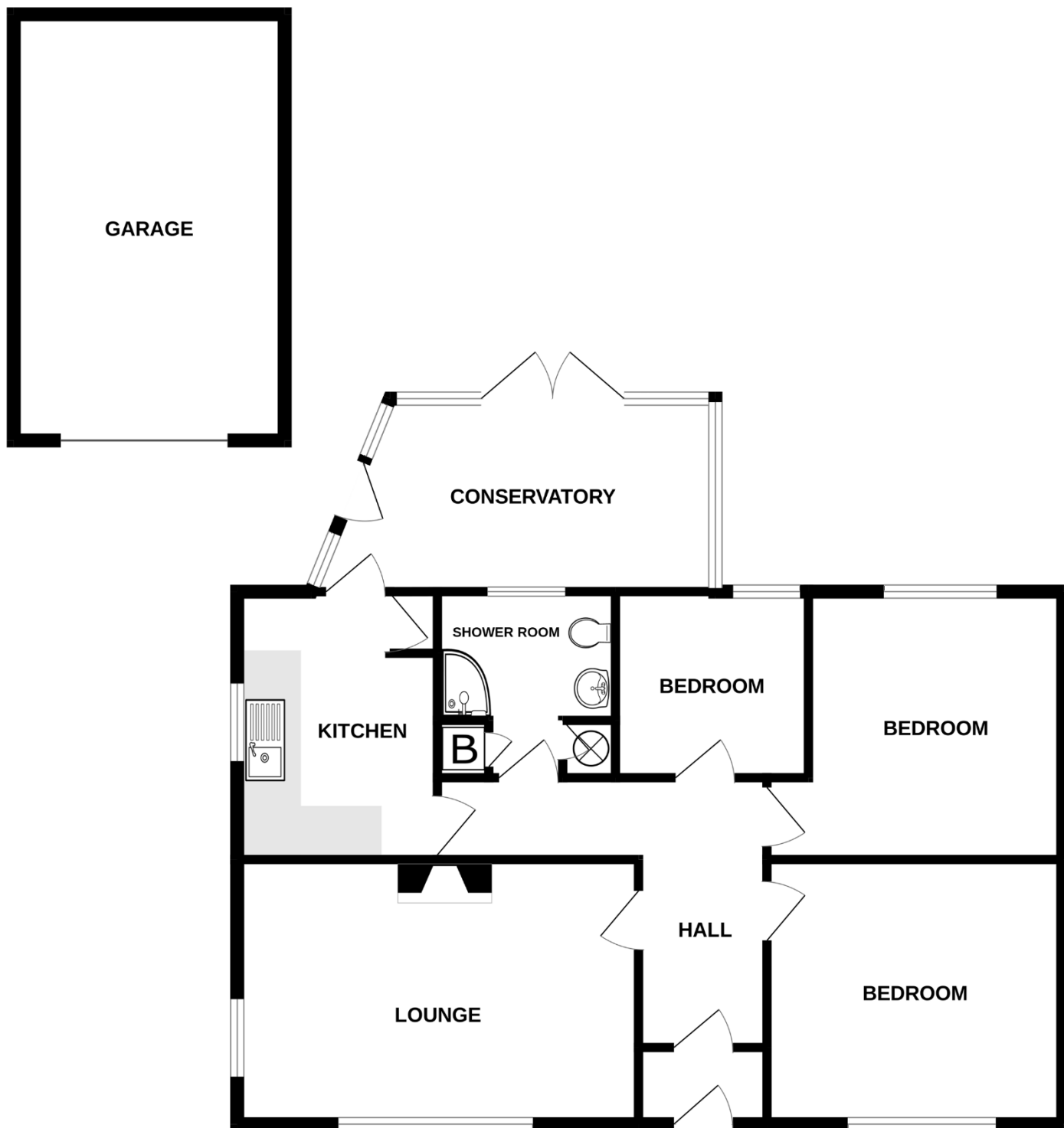
Shower Room



Lawn



Patio Seating Area



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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