



SOCOTRA DRIVE TREWOON PL25 5SQ

A GENEROUS AND APPEALING 3 BEDROOM DETACHED BUNGALOW

Set within a select cul-de-sac in the sought-after village of Trewoon, this well-presented three-bedroom detached bungalow offers a wonderful sense of space and comfort. Built in the 1980s, the property features generous rooms with excellent storage and gas central heating. The property also benefits from a detached garage and parking and gardens to front and rear.

Available with no onward chain

this spacious home is perfect for those seeking easy, relaxed living in a peaceful yet convenient location.

Key Features

Spacious & Well-Presented Bungalow

3 Bedrooms

Lounge

Kitchen/Diner
PLUS Utility

Good Storage

Gardens, Garage
& Parking

About the Property

Set within a small and select cul-de-sac in the ever-popular village of Trewoon, this well-presented bungalow offers both space and comfort in equal measure. The property has been well maintained and provides a wonderful sense of flow, with generous rooms and natural light throughout.

Designed with practicality in mind, the home offers excellent storage, a separate utility room and gas central heating. The accommodation is well balanced, creating an inviting sense of space that's perfect for both relaxed living and entertaining.

Outside, there are gardens to the front and rear, along with a detached garage and driveway parking. Available with no onward chain, this superb bungalow combines generous proportions with a thoughtful layout a truly appealing home.

About the Location

Situated within a desirable and convenient location, Trewoon offers a welcoming community atmosphere, with local amenities including post office, fish and chip shop, convenience store, village hall, hairdressers, park, garage and pub/restaurant and nearby St Mewan Primary School. St Austell town is 1 mile away and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley, secondary schools, further education college and a range of public houses. Close by is the picturesque historic port of Charlestown, the captivating Lost Gardens of Heligan and of course the world famous Eden Project. The north coast town of Newquay is approx. 12 miles and the Cathedral City of Truro 16 miles distant.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Generous L-shaped hall with built in cupboards including airing cupboard with radiator and two cloaks cupboards. Access to the loft. Doors to lounge, kitchen/diner, bathroom and bedrooms.

Lounge

17' 9" x 12' 6" (5.4m x 3.8m)

Double glazed sliding patio doors to small balcony overlooking the front garden. Double glazed window. Central heating radiator. Wood fire surround with tiled hearth and living flame gas fire.

Kitchen/Diner

17' 9" x 12' 6" (5.4m x 3.8m)

A light and spacious room with double glazed windows to the side and rear. Range of dark wood wall and base units with glass display units separating the kitchen and dining areas. Worktops over incorporating a single bowl stainless steel sink and breakfast bar. Built-in appliances include a fridge, oven, ceramic hob with extractor and canopy over. Central heating radiator. Door to:

Utility

9' 2" x 7' 7" (2.8m x 2.3m) max

Worktop with space and plumbing below for washing machine and tumble dryer. Space for upright freezer. Wall mounted boiler. Vinyl flooring. Door to rear.

Bedroom One

14' 1" x 9' 2" (4.3m x 2.8m)

Double glazed window. Central heating radiator.

Bedroom Two

13' 1" x 9' 2" (4.0m x 2.8m)

Double glazed window. Central heating radiator.

Bedroom Three

10' 10" x 8' 6" (3.3m x 2.6m)

Double glazed window to the front. Built-in double cupboard with bi-fold doors, rail and shelving. Central heating radiator.

Bathroom

9' 2" x 7' 3" (2.8m x 2.2m)

Bathroom suite in misty grey comprising corner bath, low level WC, pedestal wash-hand basin and shower cubicle with mains shower. Central heating radiator. Fully-tiled walls. Double glazed window and extractor.

Exterior

To the front of the property is a pretty garden laid to lawn with trees and shrubs. A path and seating area lead to the front door with a few steps to a small balcony area with metal balustrade and covered entrance to the property. To the rear is a small easily maintained garden with access to the garage and parking. LPG Gas Tank.

Garage and Parking

20' 0" x 10' 2" (6.1m x 3.1m)

Detached garage with up and over door, pitched roof providing additional storage, window, power and light, tap. Parking for 2 cars.

Additional Information

EPC 'E'

Council Tax Band 'D'

Services –Electric, Mains Drainage, LPG Gas Tank

Property Age – 1980s

Tenure – Freehold

What 3 words - ///asking.hardly.crouching

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



Lounge



Kitchen/Diner



Kitchen



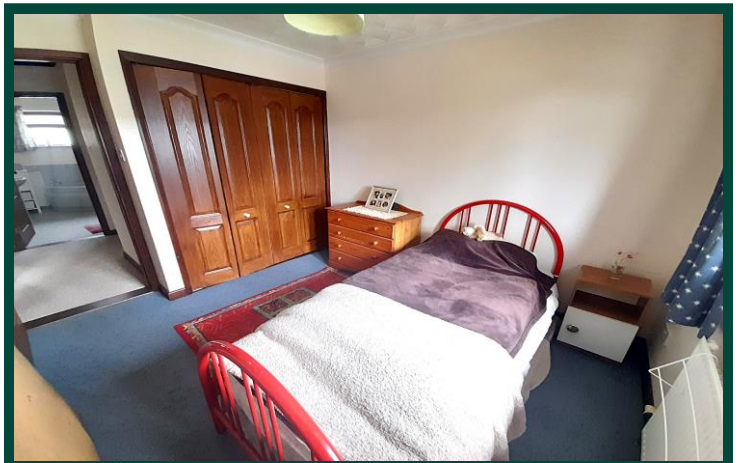
Utility



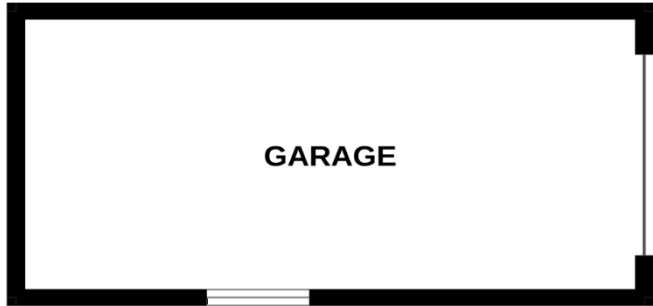
Bathroom



Bedroom 2



Bedroom 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		60
39-54 E	40	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
Made with Metropix ©2025

St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.