



RAILWAY COTTAGES, TRETHOWEL PL25 5RT

UNFURNISHED, THREE BEDROOM TERRACED HOUSE

Jefferys are delighted to present this generous sized three bedroom house in Trethowel, St Austell. Situated just a short drive into St Austell town and conveniently close to the A30.

In brief, the property comprises:- Entrance, Lounge, Ground Floor Bathroom, Kitchen/Diner, Rear Porch, Three Bedrooms and an Upstairs WC. The property also benefits from gardens to both the front and rear. One parking space also available for use.

**** Please note that the flooring in most rooms will be replaced and will, therefore, differ slightly from the photos taken ****
Viewing Highly Recommended

Price: £1000pcm

Key Features

New Flooring & Carpet
due to be Installed

Parking for One
Vehicle

Air Source Heat Pump

Solar Panels

Gardens to both the
Front & Rear

EPC 'E' – Being Re-
Assessed

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Entrance

Partially glazed uPVC door. New flooring to be fitted. Walls painted white. Radiator.

Lounge

13'10" x 12'7" (4.21m x 3.84m) Max.

uPVC double glazed window to front elevation. Wood effect laminate flooring. Walls painted neutral. Pendant light fitting. Radiator. Under stairs storage cupboard.

Inner Hall

New flooring to be fitted. Walls painted neutral. Cupboard housing hot water tank.

Bathroom

6'11" x 5'5" (2.11m x 1.66m)

Obscure uPVC double glazed window to rear elevation. Grey tiled flooring. White wall panels. Ceiling mounted light fitting. Radiator. Low level flush WC. Ceramic pedestal wash hand basin. Panelled bath with electric shower over. Extractor fan.

Kitchen/Diner

Dining Area

10'0" x 9'1" (3.05m x 2.77m) Max.

New flooring to be fitted. Walls painted neutral. Pendant light fitting. Radiator. Built-in storage cupboard.

Kitchen

8'0" x 7'9" (2.44m x 2.35m)

uPVC double glazed window to rear elevation. Grey wood effect flooring. Part painted white, part tiled. A range of wall, base and drawer units with black worktop over. Electric oven and hob. Extractor hood over. Stainless steel sink and drainer. Pendant light fitting. Space for slimline dishwasher. Space for undercounter fridge or freezer.

Partially glazed uPVC door into:-

Porch/Lean To

5'6" x 4'0" (1.68m x 1.21m)

Wooden door into rear garden. Grey wood effect laminate. Part wall panels, part painted grey. Space and plumbing for washing machine.

Stairs and Landing

New carpet due to be fitted. Walls painted white. Pendant light fitting. Radiator. Wooden handrail. Loft hatch. Doors to bedrooms and upstairs WC.

Bedroom One

12'10" x 10'1" (3.90m x 3.08m) Min.

Two uPVC double glazed windows to front elevation. New flooring due to be fitted. Walls painted neutral. Pendant light fitting. Radiator.

Bedroom Two

10'2" x 8'10" (3.09m x 2.68m)

uPVC double glazed window to rear elevation. New flooring due to be fitted. Walls painted white. Pendant light fitting. Radiator.

Bedroom Three

10'4" x 7'2" (3.14m x 2.18m)

uPVC double glazed window to rear elevation. Grey fitted carpet. Walls painted neutral. Pendant light fitting. Radiator.

Upstairs WC

5'8" x 3'2" (1.73m x 0.97m)

New flooring due to be fitted. Walls painted white. Low level flush WC. Ceramic wash hand basin. Radiator. Extractor fan.

Exterior

To the front, the property benefits from a gravelled area and is laid to lawn with mature bordering plants. The exterior offers a generous space with a patio, both artificial grass and laid to lawn, together a barked area at the bottom of the garden. The garden offers versatility.

Additional Information

EPC 'E'

Being re-assessed following the installation of the Air Source Heat Pump and Solar Panels

Council Tax Band 'B'

Services – Mains Water and Drainage, Mains Electric, Solar Panels

Rent

£1000pcm

Deposit

£1,153.00

Tenure

6 Month Assured Shorthold Tenancy – Available for Long Term Let

Viewings

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

Please note you will be asked to complete an application form prior to being offered a viewing.



Front Garden



Rear Garden



Lounge



Dining Area



Kitchen



Bedroom One




Bedroom Two



Bedroom Three

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		86
69-80 C		
55-68 D		
39-54 E	52	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

St Austell

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