



2, Tredenham Close



St Austell Centre 3 miles Par Beach 2 miles
Par Railway Station 1 mile

A wonderfully presented attached three-bedroom modern home with garage, front parking and rear enclosed garden with out-shed.

- Entrance Hall
- Open-plan Living & Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Front Car Parking
- Rear Low Maintenance Courtyard Garden
- Useful Out-Shed
- Freehold
- Council Tax Band B

Guide Price £249,950

SITUATION

2 Tredenham Close is situated in an area boasts a plethora of everyday facilities and amenities and Par station on the London Paddington line. St Austell, about 3 miles to the south west, offers a comprehensive range of facilities. Nearby is the historic harbour village of Charlestown with its range of shops and restaurants, as well as the renowned fishing village of Fowey.

DESCRIPTION

At the front of 2 Tredenham Close is off road car parking for three vehicles and access to the attached garage.

A part opaque glazed front door with matching part glazed side light opens to an Entrance Hall with part hardwood floor, stairs to the first floor and door opening to an Open-plan Living and Dining Room which spans the width of the house. This fine Reception Room includes an engineered Oak floor with wood-burner (currently disconnected) set in fireplace recess with slate hearth and floating timber mantle over. From the rear of the Dining Room sliding double-glazed patio doors to the outside.

The Kitchen includes a matching range of modern gloss base and eye level units with worktops to splashback tiling and includes a single drainer sink unit with vegetable bowl and mixer tap, microwave shelf, four-ring halogen hob with extractor hood over and built-in fan assisted oven and grill and separate oven and grill, space for free-standing refrigerator freezer and integral dishwasher. There is a part glazed door to outside.

On the first floor is a Landing with glazed balcony with trap to roof space and doors off to three Bedrooms and a Shower Room with wide walk-in fully tiled shower with screen and rainshower, contemporary wc

and vanity washbasin, chrome standing towel radiator and recess with gas combi boiler.

Outside, to the rear, is a wall enclosed dog friendly Courtyard Garden with raised decked seating area with courtesy lighting, door to useful Utility Out-Shed with plumbing for washing machine and tumble dryer and power and electricity fitting.

Attached to the house is a Garage (there are some improvement works to the Garage currently being carried out by the vendor) with electric door and rear door through to the rear Courtyard Garden.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From St Austell take the A390 towards Lostwithiel and continue straight over at the roundabout beside the Britannia Inn. Drive up the hill into the 30mph zone, pass The Four Lords Inn on the right and take the next turning on the right into Trenovissick Road. Continue down the hill until reaching the mini roundabout at the bottom. Turn left and the entrance to Tredenham Close will be seen on the right-hand side after about 40 yards. Follow the road around to the left and no. 2 will be seen on the left-hand side.

SERVICES

All mains services connected. Mains gas central heating. Double-glazed. TV and telephone points. Standard and Superfast Broadband available, 1-76 mbps (Ofcom). Mobile coverage indoors – EE, Three, O2 and Vodafone are likely (Ofcom). Mobile coverage outdoors – EE, Three, O2 and Vodafone are likely (Ofcom).



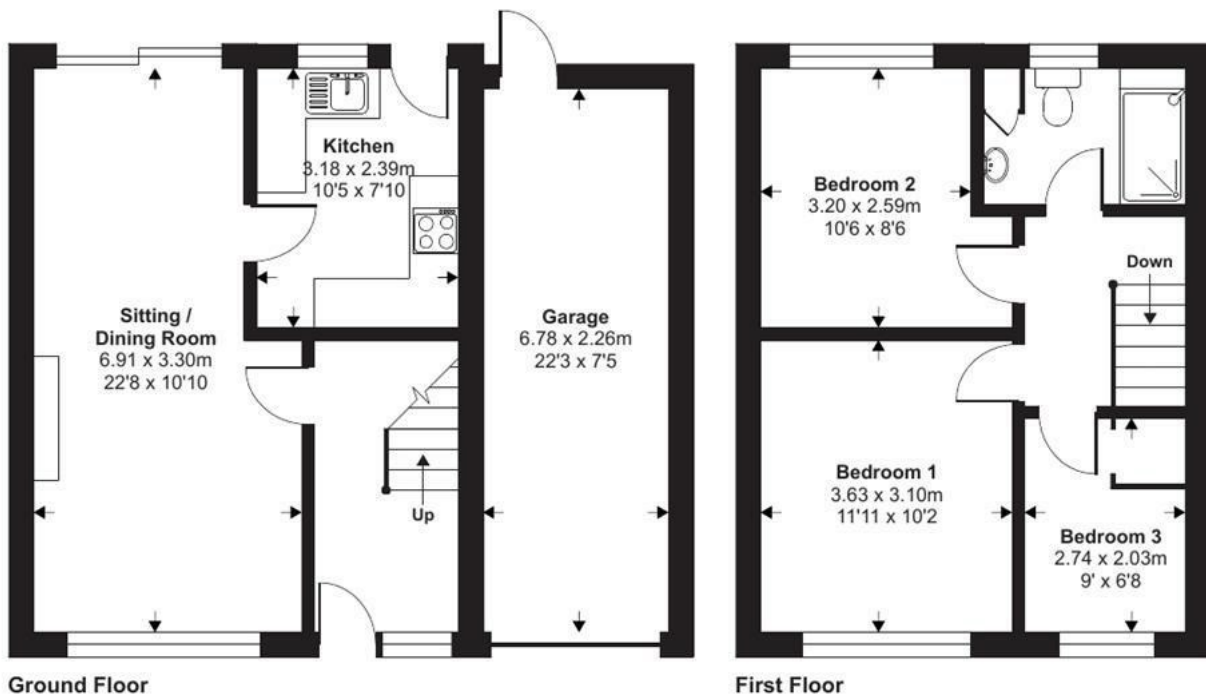
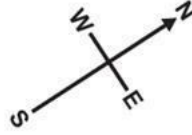
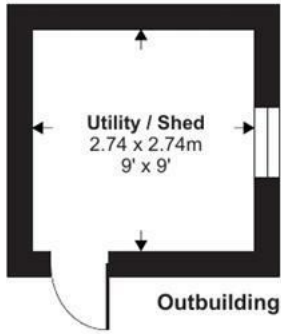
Approximate Area = 782 sq ft / 72.6 sq m

Garage = 165 sq ft / 15.3 sq m

Utility / Shed = 81 sq ft / 7.5 sq m

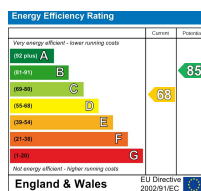
Total = 1028 sq ft / 95.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1079676

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