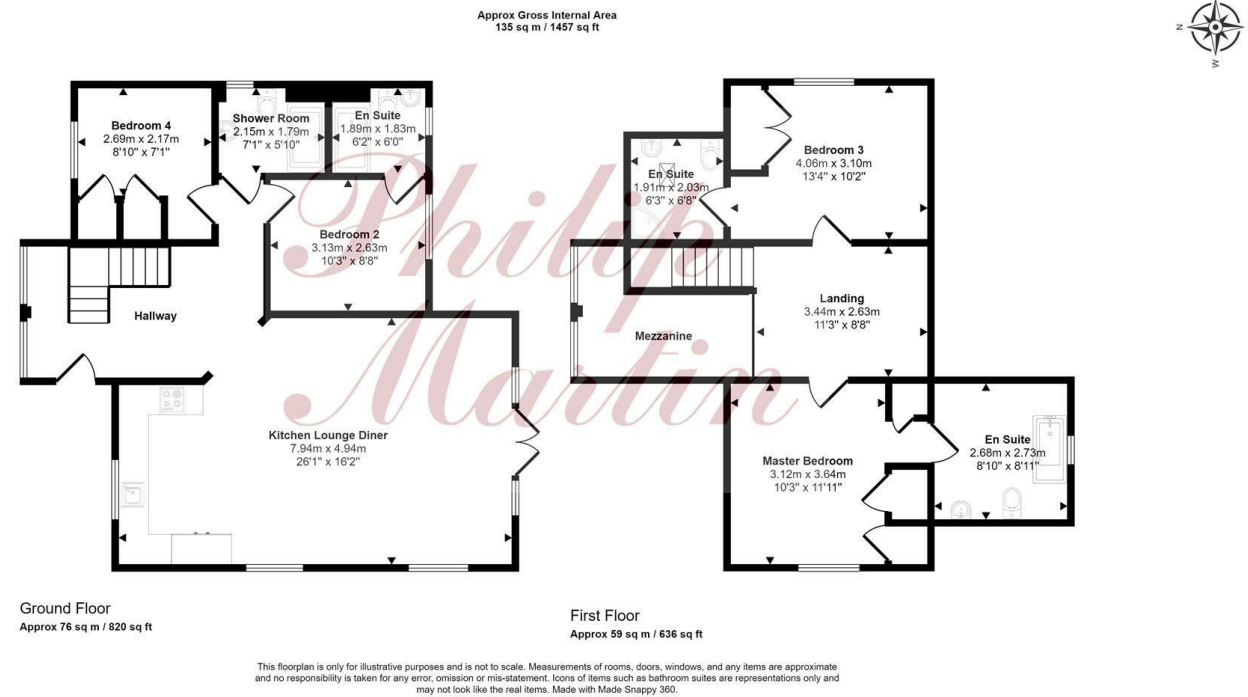


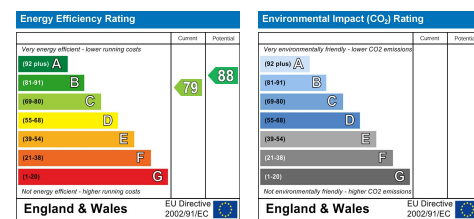
TREWHIDDLE, ST. AUSTELL



KEY FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS (THREE EN-SUITES)
- OPEN PLAN KITCHEN/LIVING ROOM
- FEATURE ENTRANCE HALLWAY
- SHOWER ROOM
- PARKING AND DECKED TERRACE
- COMMUNAL GROUNDS & GARDENS
- INCOME POTENTIAL
- LIGHT & SPACIOUS ROOMS
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



24 TREWHIDDLE VILLAGE TREWHIDDLE, ST. AUSTELL, PL26 7AD  
DETACHED HOUSE IN HOLIDAY VILLAGE SOLD WITH NO CHAIN

This fantastic four bedroom detached house is situated on a holiday complex on the South Coast of Cornwall. The property is perfect for those looking for a second home, as well as potential income from holiday letting. Offering light and spacious rooms throughout, in all, the accommodation includes; entrance hallway, open plan kitchen/living room, four bedrooms (three en-suites), spacious landing a shower room. There is a driveway providing allocated garden, a decked terrace and use of the communal grounds/gardens. Sold with no chain, viewing is recommended.

EPC - C. Leasehold.

GUIDE PRICE £375,000

## THE PROPERTY

24 Trehiddle is a light and spacious four bedroom detached property situated in a holiday complex on the edge of St Austell, near Pentewan on the South Coast of Cornwall. A substantial holiday home with modern fixtures and fittings; in all, the accommodation comprises; entrance hallway, open plan kitchen/living room, two bedrooms (one en-suite) and a shower room to the ground floor with a spacious landing, two double bedrooms both with en-suites to the first floor. There is a rear decking area for outdoor seating and allocated parking. The property benefits from gas underfloor central heating to the ground floor with radiators to the first floor; as well as being completely double glazed.

## LOCATION

Within walking distance to St Austell town centre which offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles to the west.

## TREWHIDDLE VILLAGE

This fantastic holiday park is located on the edge of St Austell and is within walking distance of the beautiful south coast beaches, primarily at Pentewan.

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR



## ENTRANCE HALLWAY

A spacious, double height entrance hallway with tiled flooring and stairs rising to the first floor. Opening into;

## KITCHEN/LIVING ROOM

26'0" x 16'2" (7.94m x 4.94m)

A large, triple aspect, open plan room with windows to front, side and rear allow for a generous amount of light to this modern space. The kitchen area comprising of a range of base and eye level units with worktops over and tiled splash backs. Integrated appliances include fridge/freezer, washing machine, dishwasher, microwave, oven and hob with extractor fan over. Inset sink and drainer.

Ample space for dining room before entering into the sitting room area of the room that has double doors opening out onto the rear decking area.

## BEDROOM

8'9" x 7'1" (2.69m x 2.17m)

Window to front. Fitted wardrobes.

## SHOWER ROOM

7'0" x 5'10" (2.15m x 1.79m)

Tiled shower room with walk in shower cubicle, wall mounted hand wash basin and low level w.c. Obscured window to rear. Heated towel rail and extractor fan.

## BEDROOM

10'3" x 8'7" (3.13m x 2.63m)

Window to rear. Fitted wardrobes. Door into;

## EN-SUITE

Tiled shower room with walk in shower cubicle, wall



mounted hand wash basin and low level w.c. Obscured window to rear. Heated towel rail and extractor fan.

## FIRST FLOOR

## LANDING

A spacious landing space that could be used as a snug or office area. Doors into;

## BEDROOM

13'3" x 10'2" (4.06m x 3.10m)

Window to side. Fitted wardrobes. Door into;

## EN-SUITE

Fully tiled shower room with walk in shower cubicle, wall mounted hand wash basin and low level w.c. Velux window, heated towel rail and extractor fan.

## BEDROOM

11'11" x 10'2" (3.64m x 3.12m)

Window to side. Fitted wardrobes. Door into;

## EN-SUITE

Fully tiled bathroom comprising bath, wall mounted hand wash basin and low level w.c. Velux window, heated towel rail and extractor fan.

## OUTSIDE

The property benefits from its own allocated driveway parking as well as a rear, south facing decking area for outdoor dining. There is also use of the significant communal grounds which offer space for activities and wooded walks.

## TENURE

Leasehold. 999 years and expires on 26/6/3018.

Ground rent - £1.

Service charge - £608.01 per quarter.

## DIRECTIONS

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.