



**CORNISH
BRICKS**

31 Trevail Way, St. Austell

Guide Price **£265,000**



31 Trevail Way

St. Austell, St. Austell

MODERN 3 DOUBLE BEDROOM HOME, MODERNISED TO THE HIGHEST STANDARD with GREAT KERB APPEAL, with HI SPEC KETTLE KITCHEN & CONTEMPORARY BATHROOMS, OFF ROAD PARKING & PRETTY LANDSCAPED GARDEN, RECENTLY REPLACED UPVC SASH WINDOWS.

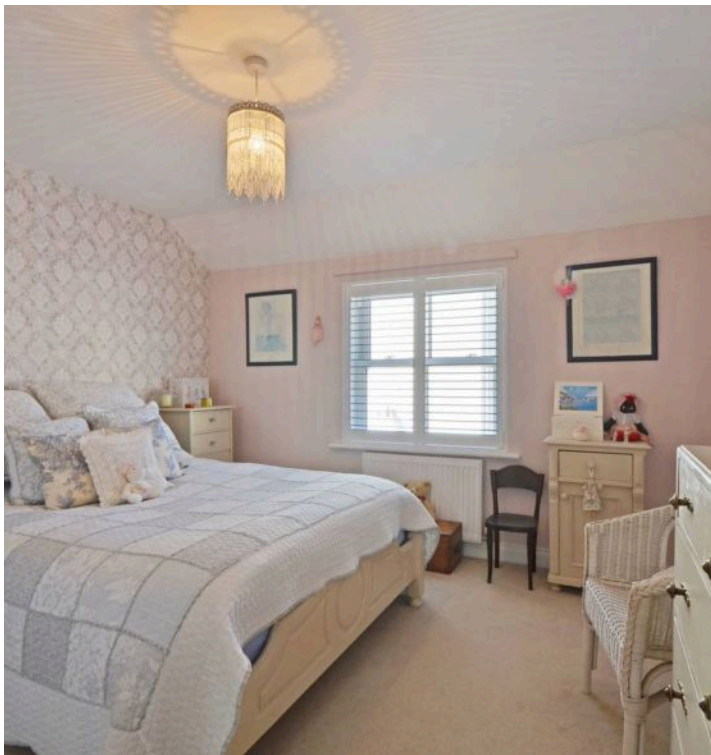
Conveniently situated close to the LOCAL SCHOOLS, COLLEGE and SHOPS, this property STANDS OUT & IS SURE TO IMPRESS, offering FANTASTIC SPACE. NEEDS TO VIEWED TO BE APPRECIATED!

PROPERTY:

You enter the property into the entrance hallway with stairs to the first floor and door through the lounge. The lounge is beautifully decorated, carpeted with feature fireplace two windows to the front elevation.

To the rear a modern kitchen/dining/living space which has recently been installed with no expense spared. It is the hub of the home, where the vendors spend a lot of their time. As stated is a hi-spec 'Kettle' kitchen, a brand know for it's quality. It has mix of granite and wooden style worktops, with breakfast bar with feature lighting, a huge amount of bae and wall units, space for fridge/freezer, built in double oven, induction hob, integrated dishwasher.





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In the hallway you have a large storage cupboard, a door to a ground floor utility room with plumbing for washing machine that used to be a ground floor cloakroom, which could easily be returned with plumbing still intact.

Stairs from the hallway will take you to the first floor open landing, where you will find three bedrooms, that can all accommodate double beds. The master bedroom has a beautiful contemporary shower room and to complete this floor the family bathroom which again is modern with contemporary fixings.

EXTERNALLY:

The property offers private parking to the rear of the property for 2 vehicles which is a huge selling point for this development.

The rear walled garden is landscaped and so pretty, with a paved seating area, an area laid to lawn with beautifully planted borders, gate to the front and a gate to the parking area with a further courtyard area laid with composite decking outside of the kitchen.



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LOCATION:

Located on the Prince Charles 'village' development, on the edge of St Austell with a communal green/play and an excellent range of amenities including junior and senior schools, colleges, bus and railway station, leisure centre all within walking distance. The main town of St Austell is just over 1 mile .

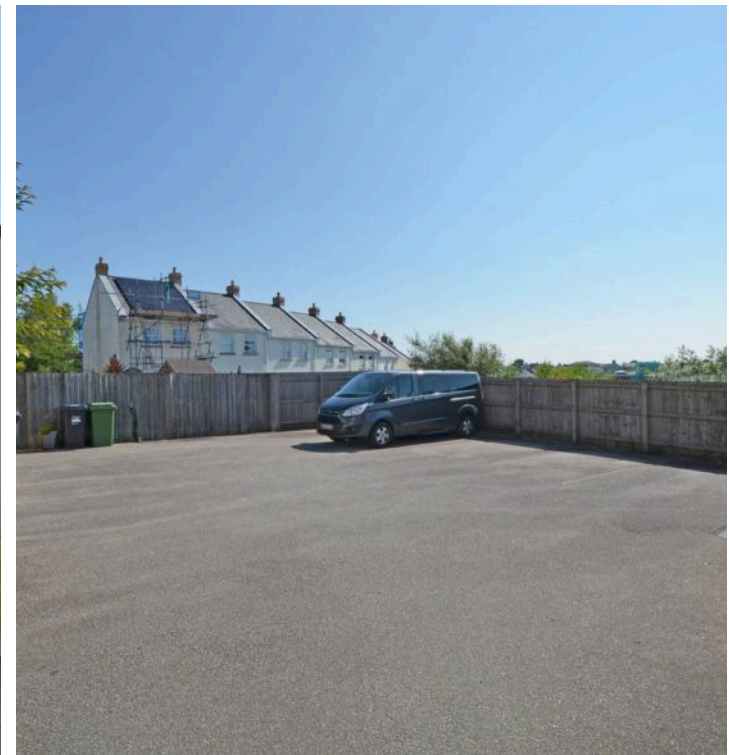
The market town of St. Austell has an excellent range of everyday facilities including banks, building societies, shops, supermarkets, pubs and restaurants. There is a mainline railway link to London Paddington and Newquay airport is within half an hour.

St Austell is a convenient position for those wishing to explore mid Cornwall, in particular the Eden Project, the Lost Gardens of Heligan and the picturesque harbours of Charlestown and Mevagissey.

TENURE: Freehold

SERVICES: Mains water, drainage, electricity and gas.

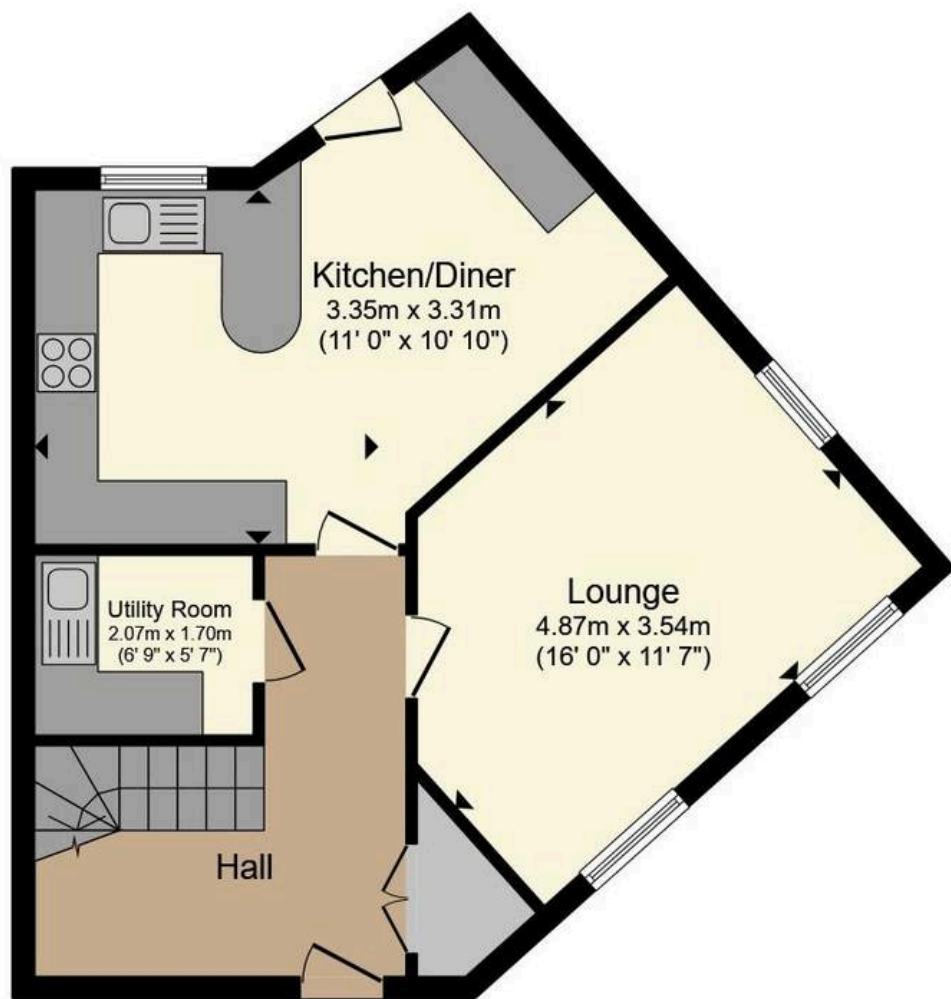
HEATING & GLAZING: UPVC double glazing & mains gas.



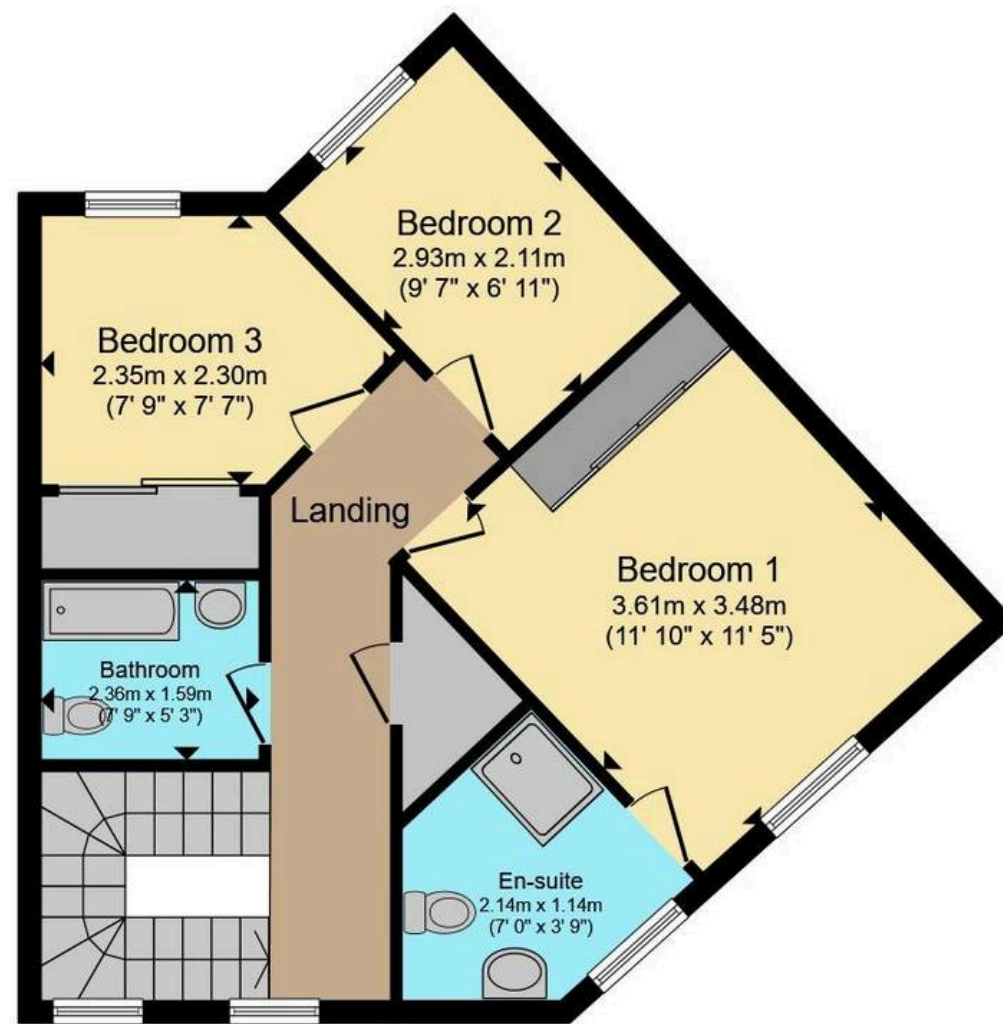








Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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