



Tye Hill Close  
Trewoon  
St. Austell  
PL25 5SG

Asking Price £500,000

- NO CHAIN
- BEAUTIFULLY PRESENTED BUNGALOW
- WELL STOCKED MATURE GARDENS
  - DOUBLE GARAGE
  - POTENTIAL FOR ANNEXE
  - SET IN QUIET LANE
- CLOSE TO VILLAGE CENTRE
- SPACIOUS ACCOMMODATION
  - MAIN ENSUITE BEDROOM
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 1248.00 sq ft



### Property Description

This is a beautifully presented individual bungalow, built in 2018, offering spacious and well-designed accommodation. The layout briefly comprises a large reception hall, a generous sitting room, an open-plan kitchen/diner, a main bedroom with en-suite, two further double bedrooms, a well-appointed family bathroom, and a utility room. The property also benefits from a large integral double garage which, subject to the necessary permissions, offers potential to be converted into a spacious independent annexe ideal for a dependent relative.

Externally, the bungalow enjoys a well-established garden featuring a summer house, a lawned area, and a lovely decked space, perfect for outdoor entertaining. Adjacent to the property are beautiful and peaceful country views, rich with abundant wildlife. This rural setting is physically restricted from any future planning approvals, thereby preserving the surrounding landscape and ensuring continued rural integrity and security.

### Location

Trewoon is a popular village offering a range of local amenities including a village hall, hairdressers, fish and chip shop, village shop/post office, and a public house. The nearby town of St Austell is just a few miles away and provides a wide selection of shops, schools, local businesses, and a mainline railway station. St Austell Community Hospital is also conveniently located approximately 3.0 miles from the village.

### Large reception hall

With composite front door and inset leaded glazed panels, panelled radiator, access to fully boarded loft space with power and light and folding ladder, window to side, smoke detector, Upvc door leading to side garden.

### Kitchen/Breakfast room

22'4" x 11'3" (6.83m x 3.43m)

A bright room with dual aspect front and rear, double radiator, extensive range of cream/white kitchen units with wood block effect worktops, high level wall units, space and plumbing for washing machine, breakfast bar, one and half bowl sink unit space for American style fridge/freezer, door through to:

### Living room

22'6" x 12'5" (6.86m x 3.81m)

Another bright and spacious triple aspect room with impressive fire place housing wood burning stove, sliding patio doors to front patio, two double panelled radiators, wall light points.

### Main Bedroom

12'7" x 12'5" (3.86m x 3.81m)

Double radiator, patio doors to side garden, window to rear, built in wardrobe, door to:

### Ensuite Bathroom

12'7" x 4'1" (3.84m x 1.27m)

Window to rear, part tiled walls, low level WC, wash basin with mixer taps, panelled bath with shower screen, Triton shower above, towel rail, wall light points.

### Utility Room

10'0" x 4'9" (3.05m x 1.45m)

Wall mounted Baxi Boiler, space and plumbing for washing machine, wall mounted units, extractor fan, sink unit, space for tumble dryer and large cupboard, ( possible access into Garage).

### Bedroom Two

14'4" x 9'6" (4.39m x 2.90m)

Large wardrobe with mirror doors, double panelled radiator, window to rear elevation.

### Bedroom Three

10'0" x 9'6" (3.05m x 2.92m)

Window to side and panelled radiator.

### Family Bathroom

10'2" x 8'2" (3.12m x 2.49m)

With partially tiled walls, claw foot semi roll topped bath with Victorian shower mixer, low level WC, pedestal wash basin, tiled floor, extractor fan, wall light points, shaver socket with shaver socket, large double shower unit with screen, TV bracket.

### Garage

23'7" x 20'0" (7.19m x 6.10m)

Remote electric up and over door and further up and over door, power and light, window to side and pedestrian door to garden plumbing for central heating, drainage connected and access to loft space.

### Outside

The property is approached via a small lane , gravelled driveway in front of double garage, outside water tap, courtesy lights. To the front is a well established landscaped garden with wood bark chippings, ornamental pond, various planted ferns and palms. Timber decking to front wrapping around the side with ideal barbecue area, ideal for alfresco dining leading around to rear garden with wide gravelled path leading around to the private side garden with large lawn area, lovely summer house, 3m x 2.5m, mature tress and discreetly located LPG tanks for central heating..



### Services

Mains Drainage, Water, Electricity, LPG gas central heating.  
Council Tax band 'D'

### Material Information

Verified Material Information  
 Council tax band: D  
 Council tax annual charge: £2342.54 a year (£195.21 a month)  
 Property construction: Standard form  
 Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: None  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
 Parking: Off Street  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: C  
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

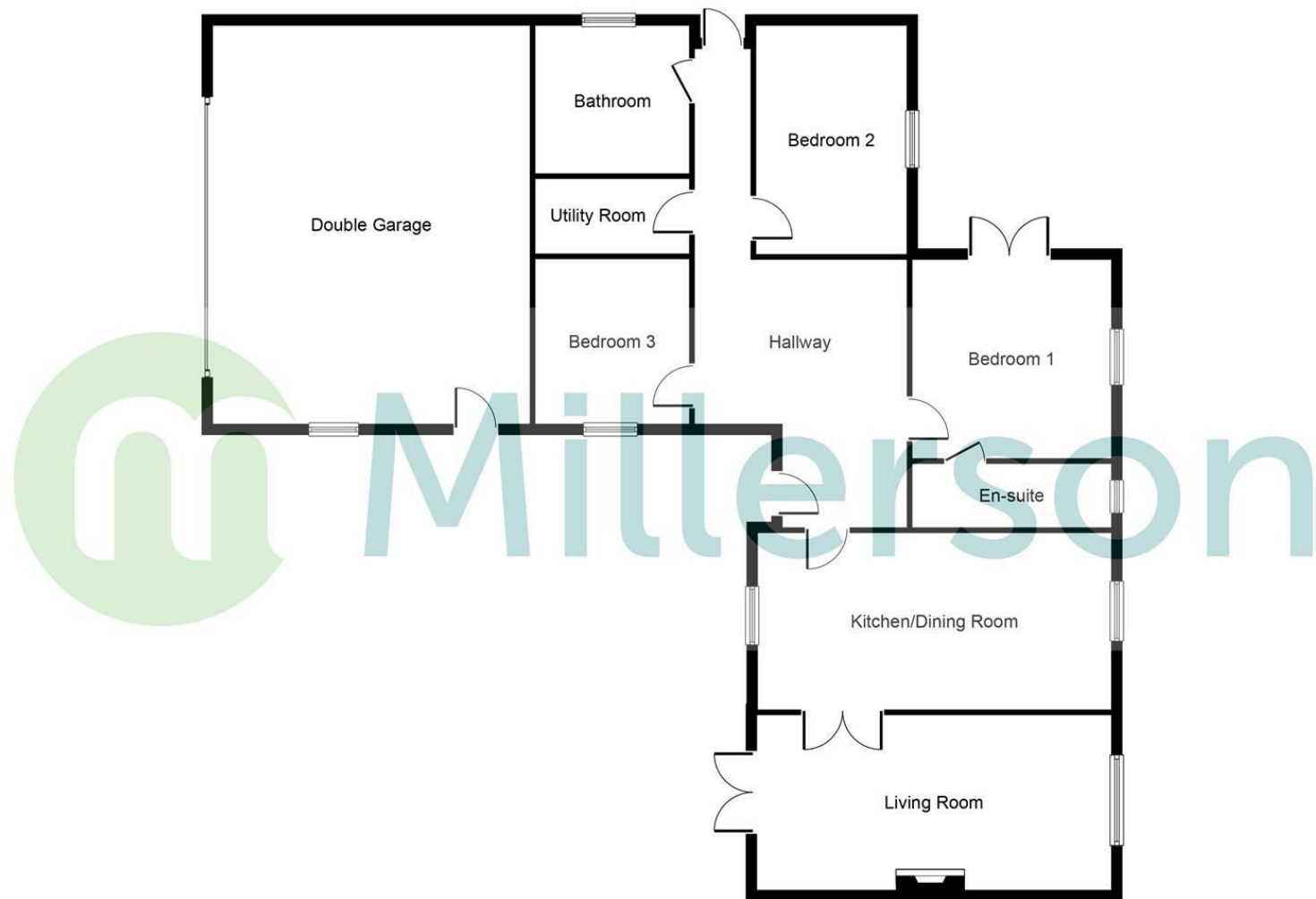
### Agents Notes



Tye Hill Close, Trewoon, St. Austell, PL25 5SG

An additional nearby field of approximately one acre is available by separate negotiation. This would be ideal for equestrian use, grazing sheep, or similar purposes.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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 Lizzie Collins  
 01726 72236  
[ecollins@millerson.com](mailto:ecollins@millerson.com)

## Contact Us

1 Market Street  
 St Austell  
 Cornwall  
 PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)  
 T: 01726 72289  
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## Scan QR For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

