MAY WHETTER & GROSE

131 TRENARREN VIEW, ST AUSTELL, CORNWALL PL25 3EJ
GUIDE PRICE £225,000

** OFFERED WITH NO ONWARD CHAIN **
LOCATED WITHIN A POPULAR RESIDENTIAL AREA WITHIN EASY REACH OF THE A391 & A390 AND A SHORT DISTANCE FROM BOTH PRIMARY AND SECONDARY SCHOOLING IS THIS WELL PRESENTED THREE BEDROOM FAMILY HOME OFFERING AMPLE EXTENDED DRIVEWAY PARKING, PLUS GARAGE, ENCLOSED REAR GARDEN WITH THE BENEFIT OF A GOOD SIZED CONSERVATORY.

** EPC - C ***

Boscoppa is in an area close to Junior and Secondary schools which are within walking distance of the property. The countryside historic clay trails are also nearby. The property is situated in convenient location for the local supermarkets, bakery and takeaways. St Austell town centre is within 1 ½ miles. There is a mainline railway station and leisure centre. The picturesque port of Charlestown and Eden Project are within a short drives. The town of Fowey is approximately 7 miles away. The Cathedral city of Truro is approximately 13 miles from the property.

Directions:
From St Austell head down Sandy Hill, at the traffic lights take the left hand turning at the park onto Menear Road. Continue up Menear Road to the roundabout, go straight over the roundabout, past the turning for Trenarren View and take the next left into Hallane Road. Follow the road along past the childrens play park on your left and towards the end take the next left into Trenarren View. As you turn in the property will be situated on the right hand side. A board will be erected for convenience.

Accommodation:
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the driveway there are steps to the Upvc obscure double glazed door with matching inserts and matching side panel into:

Entrance Hall:
Welcoming hallway with carpeted flooring which continues onto the staircase and landing. Wall mounted radiator. Telephone point. Obscured glazed double panelled wood doors opening through into:

Lounge:
12'5" x 13'5" (3.81m x 4.1m)
Upvc double glazed window to the front with deep display sill with glimpses of the coastline to the right. The lounge is neutrally decorated. Wall mounted radiator plus a focal point of a coal effect gas fire set onto a raised polished marble hearth and backdrop with wood mantle surround. TV and telephone points. Low level under stairs storage cupboard. Archway through to dining area.

Dining Room:
10'4" x 8'0" (3.17m x 2.45m)

Door arch through into kitchen and double glazed sliding doors into the conservatory. Feature papered patterned wall. Wall mounted radiator.

Convervatory:
13'9" x11'6" (4.20m x3.53m)

(At maximum points).

A wonderful addition to this family home, enjoying a sunny aspect throughout the afternoon and into the evening. Glazed pitched roof, with high display sill and obscure glazed panels to one side. Finished with a warm coloured painted wall surround. Double wall mounted sockets. Complemented by a herring bone wood effect flooring. French doors with steps down onto the garden area. A double glazed panel door leads back into the kitchen.

Kitchen:
10'4" x 6'11" (3.17m x 2.12m)

A coloured fronted kitchen with a range of wall, base and drawer units incorporating drawers, complimented with a laminate light wood effect roll top work surface and coloured tiled patterned splash back. One and a half bowl stainless steel sink with mixer tap. Space for insert electric cooker with hidden extractor above. Under unit space and plumbing for washing machine.

First Floor Landing:

Stair with hand rail to the first floor. Six panelled white doors to all upstairs living space and bathroom. Loft access. High level double glazed window and display sill with some far reaching countryside views and also glimpses of the coast line.

Family Bathroom:
6'0" x 6'0" (1.83m x 1.83m)

(At maximum over bath)
Obscure double glazed window. Comprising of a bright white suite of low level WC, hand basin and panelled bath with curved glazed shower screen and wall mounted shower above. Finished with a two tone part tiled wall surround with decorative border. Light beech coloured laminated flooring. Wall mounted radiator.

Bedroom:
9'0" x 9'4" (2.75m x 2.85m)

Upvc double glazed window enjoying views of the countryside and over the garden. Wall mounted radiator. Built in wardrobe.

Bedroom:
8'5" x 12'9" (2.58m x 3.89m)

Large Upvc double glazed window to the front with glimpses of the coastline. Double louvred wood doors opening through into built in wardrobe and storage. Wall mounted radiator.

Bedroom:
6'9" x 9'6" (2.06m x 2.90m)

Upvc double glazed window enjoying views towards the coastline. Incorporating an overhead bulkhead with louvred door into wardrobe storage above.

Outside:

To the front there is a driveway. The front garden has been replaced by stone pebble chippings, making it a great use of space for additional vehicles. Low picket style fenced border with shrubbery. The driveway leads to the side to the garage, with latched gate between the garage and the conservatory out onto the rear garden area. This can also be accessed from the conservatory, which opens out onto an area of open lawn. A paved pathway to the side leads to a larger area ideal for Al Fresco dining, with a good degree of privacy and enclosed by a high wall surround.

The remainder of the garden is enclosed by high strip wood fence panelling. A set of double Upvc doors lead into the garage To the side of the drive way there is also an outside tap.

Garage:
12'9" x 19'0" (3.90 x 5.80)

(At maximum points)
UP and over door to front. Double glazed panelled door opening to the side rear of the garage. Offers both power and light.

The Garage is currently subdivided to provide a utility area to the front.

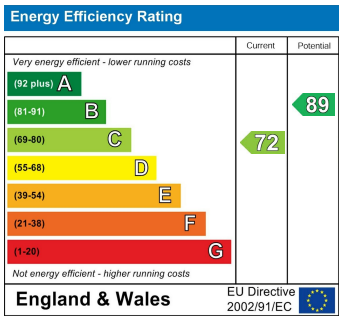
Council Tax: C

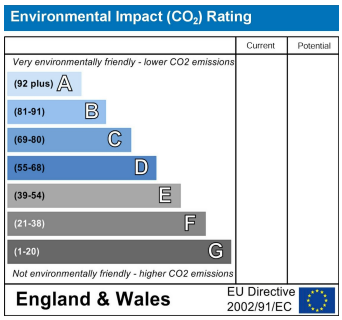
Broadband and Mobile coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Floor area:
The floor area measurement is taken from the EPC.

Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





GROUND FLOOR

1ST FLOOR

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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