



- No Onward Chain
- Extremely Desirable Location
- Double Garage with Electric Roller Door
- Three Bedrooms with Master Ensuite

### Treverbyn Gardens, Sandy Hill, St. Austell, PL25 3AW

A wonderfully presented three bedroom level bungalow situated in the popular area of Sandy Hill nr to St Austell. This home is being sold with no onward chain and is in move in ready condition. Further benefits include a double garage, ample off street parking and walking distance to the local shop.

**£335,000**



## Property Description

### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring this wonderfully sought after detached three bedroom bungalow to the market. Situated in the extremely popular area of Sandy Hill in St Austell this property is sure to not hang around for long. The flat level bungalow is being sold with no onward chain, sits upon a sizeable spacious plot, has a detached double garage and is in move in ready condition throughout. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading through to the open plan lounge / diner, recently modernised kitchen, conservatory, family bathroom and three bedrooms with the primary bedroom benefitting from an en-suite. Externally there is a wrap around laid to lawn and stone chipped low maintenance garden with functioning pond and access to the double garage which offers an electric roller door and space and plumbing for white goods to be installed. There is ample off street driveway parking available. This home is connected to all mains services and falls within Council tax band B. Viewings are highly recommended to appreciate all that there is to offer.

### LOCATION

The property is located in a desirable, cul de sac off on Sandy Hill in St Austell. It is within short walking distance to the local park and falls within the catchment area for both local primary and secondary schools which have both been rated 'Outstanding' in their most recent Ofsted reports. Aldi supermarket can be found at the top of Sandy Hill and accessible by foot easily. Further afield St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including *The Eagle Has Landed*, *Mansfield Park* and *Poldark*, and remains popular due to the fabulous setting and quality dining. The area is also home to the breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.



## THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

UPVC part glazed door leading into:

### ENTRANCE HALLWAY

Two storage cupboards housing the consumer unit and space for shoes and coats. Ample power sockets. Radiator. Loft access. Carpeted flooring. Skirting. Airing cupboard measuring 0.88m x 0.80m housing Baxi combination boiler with built in timber shelving. The boiler is serviced yearly with supporting documentation. Doors from hallway leading to:

### KITCHEN

11' 6" x 9' 9" (3.52m x 2.99m) Double glazed window to the rear aspect. Radiator. Range of Howdens wall and base fitted units with straight edge worksurfaces and tiled splashbacks. Stainless steel sink with drainer and mixer tap. Integrated eye level double oven and grill, fridge/freezer, dishwasher, four ring gas hob and extractor hood above. Ample power sockets. Serving hatch. Tiled flooring. Skirting. Double glazed UPVC door leading into the conservatory.

### LOUNGE/DINER

21' 3" x 14' 9" (6.48m x 4.50m) Maximum measurements taken - L - Shaped. Two double glazed windows to the front aspect. Coving. Ample power sockets. Two Radiators. TV and Phone connection points. Carpeted flooring. Skirting. Double glazed sliding doors leading into the:

### CONSERVATORY

21' 0" x 6' 8" (6.42m x 2.04m) Double glazed windows. Ample power sockets. Radiator. Carpeted flooring. Skirting. Double glazed sliding patio doors to each end providing access to the rear garden.

### BEDROOM ONE

12' 6" x 11' 9" (3.83m x 3.59m) Double glazed window to the front aspect. Coving. Radiator. Built in storage cupboard and wardrobe space. Ample power sockets. Carpeted flooring. Skirting. Door leading through to the:

### BEDROOM ONE ENSUITE

5' 9" x 5' 3" (1.76m x 1.61m) Double glazed frosted window to the side aspect. Coving. Fully tiled. Walk in shower unit. Wash basin with mixer tap and storage cupboard beneath. W/C with push flush. Radiator. Vinyl flooring. Skirting.

### BEDROOM TWO

9' 10" x 9' 8" (3.00m x 2.97m) Double glazed window to the rear aspect. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

### BEDROOM THREE

Double glazed window to the rear aspect. Coving. Ample power sockets. Radiator. Carpeted flooring. Skirting.

### FAMILY BATHROOM

6' 10" x 5' 9" (2.09m x 1.76m) Double glazed frosted window to the side aspect. Coving. Bath with shower over. Fully tiled. Wash basin with wall mounted mirror and light above. W/C. Radiator. Carpeted flooring. Skirting.

### OUTSIDE

To the Front - Laid to lawn with hard standing paved pathway to the entrance door.

To the Rear - Wrap around low maintenance, laid to lawn and stone chipped garden with a variety of mature shrubs and plants with a functioning pond and outside water access. Access to the garage and front of the property can be located via the side pathway.

### DOUBLE GARAGE

18' 7" x 18' 4" (5.68m x 5.59m) Electric roller door. Lighting. Ample power sockets. Plumbing and space for washing machine and tumble dryer.

### PARKING

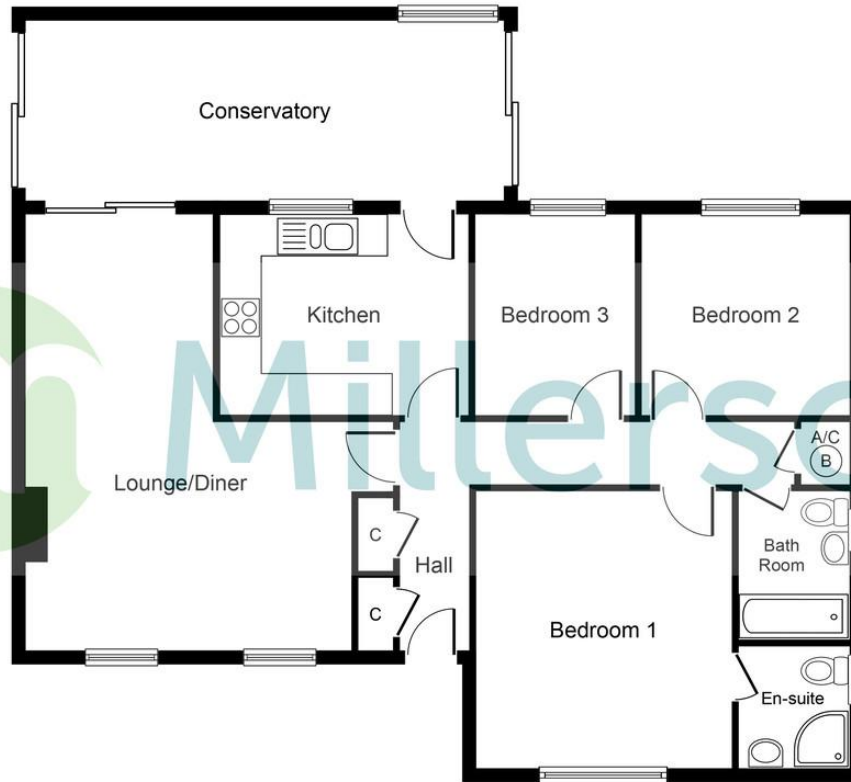
Off street parking for two vehicles in addition to the space in the garage. Ample on street parking available nearby should it be required.

### SERVICES

Mains water, electricity, gas and drainage. Council tax Band D.

### DIRECTIONS

From Polkyth Leisure Centre heading away from St Austell town follow the road until you reach the roundabout, head straight over to stay on Carlyon Road which will merge into Polkyth Road. At the four way traffic lights head straight over and down Sandy Hill Road passing Aldi on your left and take a left hand turn at the mini roundabout into Penhaligon Way. Follow the road around and take the first left hand turn into Treverbyn Gardens. The property will then be shortly located on your left hand side in the bottom corner of the estate and clearly identifiable with a round 'FOR SALE' Millerson board. A member of the sales team will be there to meet you.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TO ARRANGE A VIEWING PLEASE CONTACT**

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