MAY WHETTER & GROSE

12 TREVARNO CLOSE, TREWOON, PL25 5SS

£265,000



A WELL POSITIONED DETACHED BUNGALOW OCCUPYING A NO THROUGH ROAD SETTING WITH GARAGE AND AMPLE OFF-ROAD PARKING. THE PROPERTY OFFERS TWO DOUBLE BEDROOMS, LP GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. OCCUPYING A GENEROUS PLOT WITHIN CLOSE REACH OF LOCAL AMENITIES IN A WELL REGARDED AREA. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED, LEVEL DETACHED BUNGALOW.

**EPC - E **





Location:
Trewoon is a small village on the outskirts of St Austell and has a range of amenities including Post Office and convenience store, a hairdressing salon, and a church. The property is situated within the catchment area for St Mewan School. St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with 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 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Direction:
From St Austell, head out on to Edgcumbe Road, known locally as Hospital Hill. Follow the road along past Edgcumbe Green on your left, carrying on down through in to the village of Trewoon. As you enter the village, just past the bus stop on your right hand side is the entrance to Trevarno Close. The property is located approximately half way in on the right hand side.

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

Upvc double glazed front door with insect obscure patterned detailing allows external access into entrance hall.

Entrance Hall:
14'3" x 8'0" maximum (4.36m x 2.46 maximum)



Matching seal glazed unit to right hand side of front door. Doors to lounge kitchen diner, bathroom and bedrooms one and two. Wood effect laminate flooring. Radiator. BT telephone point. Loft access hatch. Textured ceiling.

Lounge:
16'10" x 11'1" maximum (5.15m x 3.39m maximum)



A well presented twin aspect room with large Upvc double glazed window to front elevation and additional Upvc window to side elevation. Focal electric fire set within brick fireplace with slate hearth and mantle. To the left-hand side is a wooden display shelf for TV/stereo. Wood effect laminate flooring. Radiator. Textured ceiling. Telephone point. Serving hatch through to kitchen.



Kitchen Diner:
17'1" x 10'4" maximum (5.21m x 3.17m maximum)



Another pleasant twin aspect room with Upvc double glazed windows to side and rear elevations. Hardwood door with multi panel single glazed inserts allows access to conservatory. Matching wall and base kitchen units with roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Fitted four ring hob with extractor hood above and electric oven below. Serving hatch through to lounge. Tile effect laminate flooring in kitchen area and wood affect laminate flooring in dining area. Part tiled walls. High-level mains enclosed fuse box. Textured ceiling. Space for additional kitchen appliances. Door opens to provide access to the properties boiler cupboard housing the LP gas combination Baxi central heating boiler.



Conservatory:
12'0" x 7'8" (3.66 x 2.35m)



A fantastic addition to the property with Upvc double glazed door to left-hand side providing external access. The remainder of the left, rear and right elevations are in the form of sealed glazed units. Tiled flooring. Upvc clad roof.

Bathroom:
7'10" x 7'1" (2.40m x 2.16m)



Upvc double glazed window to rear elevation with obscure glazing. Matching four piece bathroom suite comprising low-level flush WC, pedestal hand wash basin, panel enclosed bath and separate shower enclosure with wall mounted Mira shower. Heated towel rail. Carpeted flooring. Part tiled walls. Textured ceiling.

Bedroom Two:
10'4" x 9'4" (3.17m x 2.87m)



Upvc double glazed window to rear elevation. Radiator. Carpeted flooring. Texture ceiling.

Bedroom One:
12'4" x 11'0" (3.78m x 3.37m)



Upvc double glazed window to front elevation. Carpet flooring. Radiator. Textured ceiling.

Outside:



To the front of the property is a generous expense of lawn with central slate walkway providing access to the front door. To the left-hand side of the front garden is the properties tarmac drive allowing off-road parking for numerous vehicles. The boundaries are clearly defined with block wall to front, right and left elevations,. Outdoor tap located to the left-hand side of the property.

Garage:
Electric roller door provides vehicular access. To the side, a aluminium frame door with obscure upper and lower double glazing provides pedestrian access with further wood frame double glazed window with obscure glazing to the side. Light, power and fitted extractor fan.

Rear Garden:



The rear garden is laid to lawn with slate patio attached to the side of the garage and further paved patio located to the rear corner. The properties LP gas propane tank is located in the rear garden. The boundaries are clearly defined with block wall to right elevation, wood fencing to the left and part of the rear. Exposed Cornish hedge to the remainder of the rear elevation.



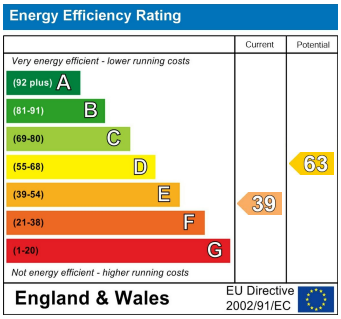
Council Tax - C

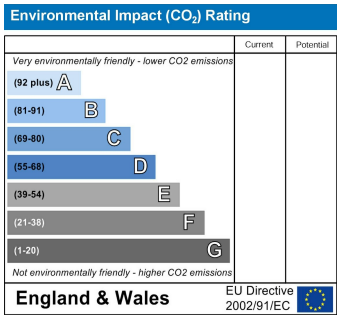
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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



Whilst 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.
Made with Metropix ©2026

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.