MAY WHETTER & GROSE

18 TREGORRICK VIEW, ST. AUSTELL, PL25 4EE

£395,000



SITUATED A SHORT WALK TO THE RAILWAY STATION, ST AUSTELL TOWN, PRIMARY AND SECONDARY SCHOOLING AND LOCAL AMENITIES. LOCATED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT OFFERING SOME FAR REACHING COUNTRYSIDE AND TOWN VIEWS IS THIS WELL PRESENTED FAMILY RESIDENCE WHICH CURRENTLY OFFERS SPACIOUS INTERNAL LIVING SPACE. A MODERN KITCHEN WITH POLISHED TILED FLOORING WHICH LEADS THROUGH INTO THE FORMAL DINING ROOM, LARGE LOUNGE WITH ACCESS OUT ONTO THE RAISED DECKED AREA WITH STEPS DOWN ONTO THE GARDEN FROM WHERE THERE ARE FAR REACHING VIEWS. TO THE FIRST FLOOR FOUR GOOD SIZED BEDROOMS WITH PRINCIPLE EN-SUITE AND FAMILY BATHROOM. DRIVEWAY PARKING FOR TWO VEHICLES PLUS THE BENEFIT OF THE GARAGE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENCE POSITION AND OVERALL SPACE.

*** EPC - AWAITING ***





Directions:
From St Austell come onto Trevarthian Road almost opposite the Brewery turn into Tinners Way follow the road along taking the right hand turn sign posted Tregorrick View. Follow the road down round the left hand bend and the property will be set back in front of you before the round bears round to the left. A for sale board will be erect for convenience.

Location:



Within walking distance of the property there is a Tesco Express, restaurant, a butchers, Post Office and convenience store. St Austell town centre is situated less than 2 miles away 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 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

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

From the driveway there is paved pathway leading to the front door with part covered canopy with outside courtesy lighting.



From the front door is a welcoming hallway with embedded weaved welcome matt and polished tile flooring which continues through into the kitchen and dining room. Radiator. Open understairs recess plus additional storage cupboard. Door into cloakroom WC.

Cloakroom WC:
3'3" x 5'0" (1m x 1.53m)



Comprising low level WC, hand basin with attractive tiled splash back and mirror above. Radiator.

Kitchen:
9'1" x 16'7" (max over work surface) (2.78m x 5.07m (max over work surface))



Offering a great deal of natural light from two double glazed windows, one to the side and one to the front both with fitted blinds. The kitchen itself is conveniently designed and laid out comprising a range of white bevelled edged wall and base units complimented with speckled laminated work surface with part matching splash back and further tiling above. The work surface incorporates one and half bowl stainless steel sink and drainer with mixer tap. Four ring gas hob with extractor over and integrated oven below. Further freestanding and under unit spaces for white good appliances. Matching kitchen cabinet concealing the gas boiler,



Dining Room:
13'6" x 9'8" (4.13m x 2.97m)



Double glazed window to the rear enjoying the view over the garden and beyond. Two further double glazed windows to the side. Wall mounted radiator. Double doors lead through into the large lounge. This can also be accessed from the main hallway.

Lounge:
13'6" x 14'11" (max) (4.13m x 4.57m (max))



Double glazed doors and side panels with pull back vertical blinds open out onto the raised decked area where you can sit and enjoy the views and sunshine.



Hallway:



Landing:
From the entrance hallway the carpeted staircase with handrail leads to the landing with doors to all bedrooms and bathroom. Door into airing cupboard with slated shelving. Access to the loft.

Bedroom:
16'8" x 9'1" (max points into recesses) (5.09m x 2.79m (max points into recesses))



Two double glazed windows, one to the front and one to the side. Radiator. Feature papered wall.



Bedroom:
13'7" x 9'7" (4.15m x 2.93m)



Two double glazed windows, one to the side and one to the rear enjoying the outlook.



Principle Bedroom:
13'8" x 11'5" (max) (4.17m x 3.50m (max))



Double glazed window to rear. Radiator. Door into en-suite.



En-Suite:
3'2" x 9'6" (max) (0.98m x 2.90m (max))



Comprising low level WC, hand basin with mirror above and bifold door into shower cubicle with tiled surround and shower over. Finished with strip wood effect floor covering. Wall mounted radiator. Obscured double glazed window.

Family Bathroom:
6'11" x 6'0" (max) (2.13m x 1.83m (max))



Comprising low level WC hand basin with mirror above, panelled bath with curved glazed shower screen and rain effect shower head plus separate attachment. Finished with strip wood effect floor covering. Wall mounted radiator.

Bedroom:
12'8" x 12'1" widening to 14'5" (max) (3.88m x 3.69m widening to 4.41 (max))



Two double glazed windows to the front, both with roller blinds. Radiator. Feature paper pattern wall.



Outside:



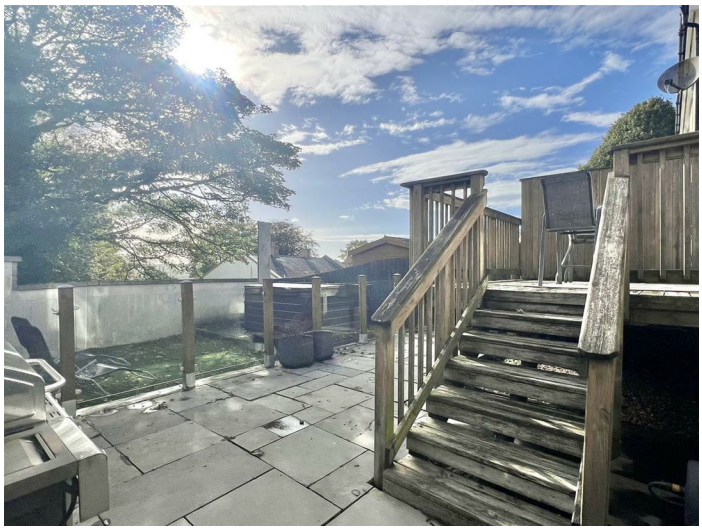
To the front is a tarmacked driveway for approximately two vehicles. To the side is a lawned garden area with some low level shrubbery and stone pebble border. Door into garage.

Garage:
8'0" x 15'8" (max) (2.46m x 4.80m (max))
Power and light.

Rear Garden:



Accessed by the double doors from the lounge, opening out onto a decked area with balustrades surround from where it enjoys a great deal of sunshine throughout the day.. Power socket. Far reaching views down towards the town and beyond.



Steps lead down onto a paved patio area with gated side access and further glass balustrade with opening onto artificial lawned grass and hard stand area which currently has a hot tub all enclosed by some strip weather fence panelling and high wall surround offering a good degree of privacy.





Council Tax Band - D

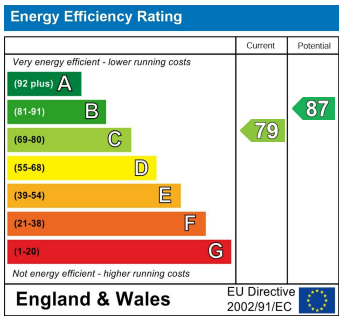
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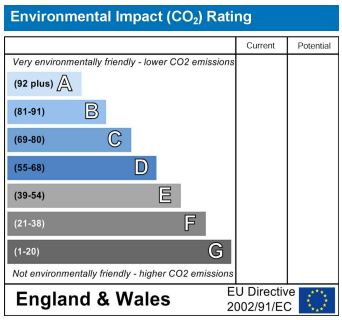
Floor Area:
The floor area measurement is taken from the EPC.

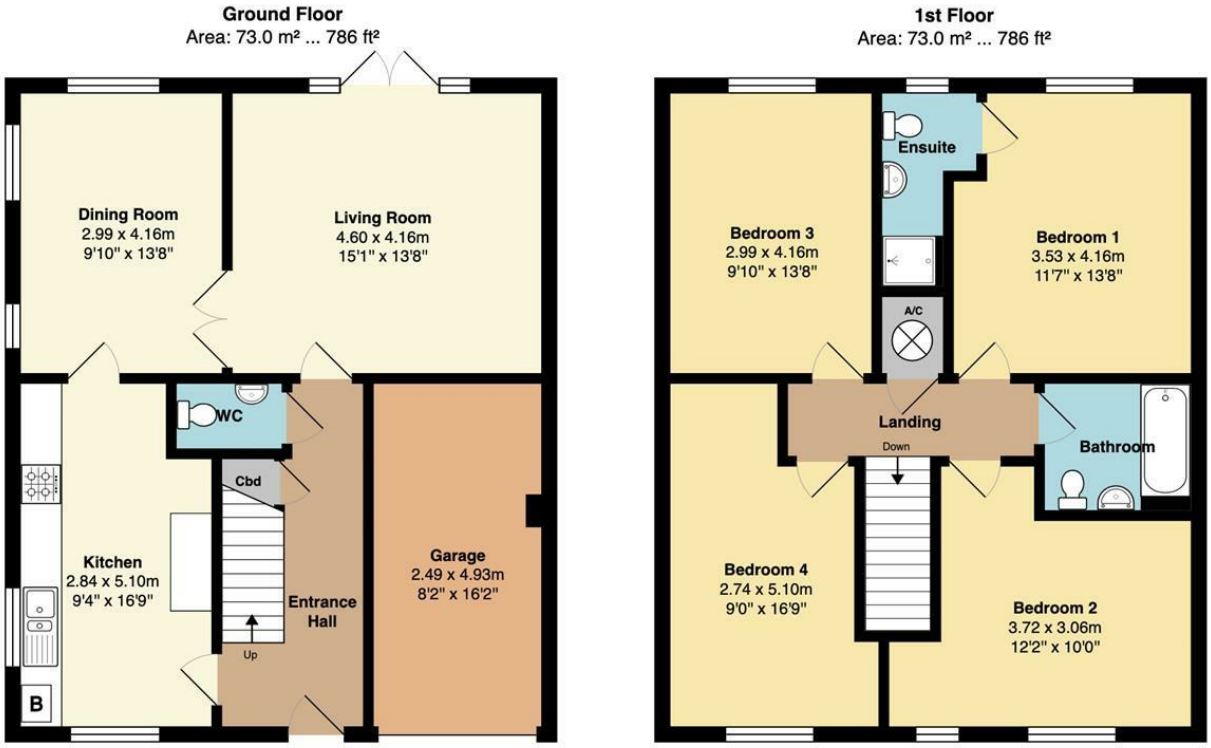
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
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

Agents Notes:
Being a more modern development there is a management company and monthly charge which is approximately £13 a month to cover the upkeep of the communal areas.







Total Area: 146.0 m² ... 1572 ft²

All measurements are approximate and for display purposes only



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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