

Treloar Close

St Austell

PL25 3GS

Asking Price £250,000

- BRAND NEW - COMPLETION EARLY 2026
 - TWO REMAINING AVAILABLE
 - OPEN PLAN LIVING / DINING ROOM
- OFF STREET, DRIVEWAY PARKING FOR TWO VEHICLES
 - AIR SOURCE HEATING
 - LOCATED WITHIN WALKING DISTANCE TO SCHOOLS AND SHOPS
- SUNNY ASPECT REAR GARDEN
- SITUATED WITHIN A QUIET, NO THROUGH CUL DE SAC
- IDEAL FOR FIRST TIME BUYERS
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 799.00 sq ft



Property Description

Welcome to this delightful, brand new semi-detached home on Treloar Close, located in the highly sought-after town of St Austell. Completed in 2025, this modern property offers approximately 799 sq ft of well-designed living space, perfectly suited to contemporary lifestyles. Two homes of this design are available, offering buyers the opportunity to choose between plots or secure neighbouring properties ideal for friends, family members, or investors.

The ground floor features a welcoming and bright reception room, ideal for both relaxing and entertaining, with a layout that maximises natural light throughout. Upstairs, the home offers two generous double bedrooms, providing flexible accommodation for a small family, guests, or a home office. The stylish modern bathroom has been thoughtfully designed to combine comfort with practicality.

A standout feature is the sunny-aspect rear garden, creating an inviting outdoor space for gardening, socialising, or simply enjoying warmer days. The property also benefits from air source heating, offering an energy-efficient and environmentally friendly solution for year-round comfort.

Further advantages include off-road parking for two vehicles and the significant benefit of no onward chain, allowing for a smooth and straightforward purchase. This attractive home is ideally suited to first-time buyers, downsizers, or those seeking a high-quality new build in a convenient and desirable location.

Location

The property is located within the popular Bethel/Boscoppa/Sandy Hill area of St Austell and is within immediate walking distance of a local shop, bus routes, social club, play park and supermarkets. The property also falls within the catchment area of two highly regarded primary schools. St Austell town centre is approximately one mile away and offers a wider range of shopping facilities, coffee shops, restaurants and a local leisure centre. The town benefits from a mainline railway station providing direct services to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive away and has been used as a filming location for numerous period dramas and films, including The Eagle Has Landed, Mansfield Park and Poldark. It remains a popular destination due to its stunning setting and excellent dining options. The surrounding area is also home to the breathtaking Lost Gardens of Heligan and the world-famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

Ground Floor

Composite front door with double glazed frosted side panel leading into:

Entrance Hallway

Skimmed ceiling. Recessed spotlights. Smoke sensor. Radiator. Ample power sockets. Laminate flooring. Skirting. Doors leading to:

Kitchen

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. smoke sensor. Range of wall and base fitted units with straight edge worksurfaces with integrated sink/drainers with mixer tap. Integrated appliances include Lamona oven/grill with four ring electric hob and extractor hood above with space and plumbing for freestanding washing machine and fridge/freezer. Ample power sockets. Radiator. Laminate flooring. Skirting. Door leading to:

Living / Dining Room

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Radiator. Ample power sockets. Understairs storage cupboard housing hot water tank. Laminate flooring. Skirting. Double glazed patio doors leading out to the garden.

Downstairs Shower Room

Skimmed ceiling. Extractor fan. Recessed spotlights. PVC panelled shower unit with rainfall showerhead and separate attachment. Wash basin with mixer tap and tiled splashback. W/C with push flush. Radiator. Laminate flooring. Skirting.

First Floor

Landing - Skimmed ceiling. Recess spotlights. Smoke sensor. Eaves storage cupboard with power sockets and integral light. Radiator. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

Skimmed ceiling. Double glazed window to the rear aspect enjoying far reaching sea views of St Austell Bay. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Two

Skimmed ceiling. Double glazed window to the rear aspect enjoying far reaching sea views of St Austell Bay. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bathroom

Skimmed vaulted ceiling. Double glazed Velux window to the front aspect. Extractor fan. Recessed spotlights. Bath with shower over and tiled surround. Wash basin with mixer tap and tiled splashback. Shaver point. W/C with push flush. Radiator. Vinyl flooring. Skirting.

Parking

There is driveway, off street parking for two vehicles located to the side of the property.

New Build Warranty

The property is covered by a 10 year New Build Warranty.

Services

The property is connected to mains water, electricity and drainage and is heated via an air source heat pump through radiators. There is a BT Connection point. The property has not yet been banded by Cornwall Council. All appliances are Lamona and the kitchen, floors and doors are all Howdens. The access road into the development will be shared maintenance amongst all 5 properties on the estate.

EPC

The Energy Performance Certificate will be completed upon completion certificate being issued.

Directions

From the town centre, turn right onto High Cross Road. At the roundabout, take the first exit onto Carlyon Road and continue to Polkyth Road. At the four-way traffic light junction, proceed straight ahead, passing Sandy Hill School on your left. Continue straight over the next roundabout, then at the traffic lights continue straight on until you reach the Bethel double roundabout. Take the first left-hand exit. Treloar Close will then be located on your right-hand side. Turn here, where the property will be clearly marked with a For Sale board and a member of the Millerson team will be present to meet you.

Material Information

Verified Material Information:



Council Tax band: Not yet banded - New Build
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: - New Build - Issued Upon Completion Of Project
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electricity-powered central heating is installed.
Heating features: Double glazing and Air source heat pump.
Broadband: FTTP (Fibre to the Premises)
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access, Wide doorways, and Ramped access
Coal mining area: No
Non-coal mining area: Yes

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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.





Approximate total area⁽¹⁾

799 ft²
74.2 m²

Reduced headroom

35 ft²
3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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