



MAY WHETTER & GROSE

29 TRENARREN VIEW, ST. AUSTELL, PL25 3EJ
GUIDE PRICE £175,000



A THREE BEDROOM PROPERTY LOCATED AT THE END OF A TERRACE OF THREE PROPERTIES. THE PROPERTY HAS A LAWNED FRONT GARDEN AND LOW MAINTENANCE ENCLOSED REAR GARDEN. SET IN A CUL DE SAC AND NO THROUGH ROAD SETTING THE FRONT OF THE PROPERTY OVERLOOKS THE PRETTY COMMUNAL SPACE. FROM THE FIRST FLOOR AND FRONT BEDROOMS THERE ARE LOVELY VIEWS OUT TO THE BAY AND THE SEA. JUST A SHORT WALK AWAY IS AN ALLOCATED PARKING SPACE.

*** SEE AGNETS NOTES***



Location:

Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. Situated in convenient location for the local supermarkets, bakery and takeaways. St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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.

Directions:

Head down Sandy Hill, through the traffic lights and on to the Bethel roundabout. Turn left onto Brockstone Road. Head up, following the road up and around to the mini roundabout and continue straight up, past Phernyssick Road on your left and take the next left turn into Trenarren View. Take the first turning on your left. Number 29 is located on the right hand side approximately half way down the communal garden area.

Entrance Hall:

Double glazed entrance door with double glazed side panel. Stairs to first floor. Under stairs storage cupboard. Solid wood flooring. Wall mounted electric heater. Door through to kitchen and glazed door to:

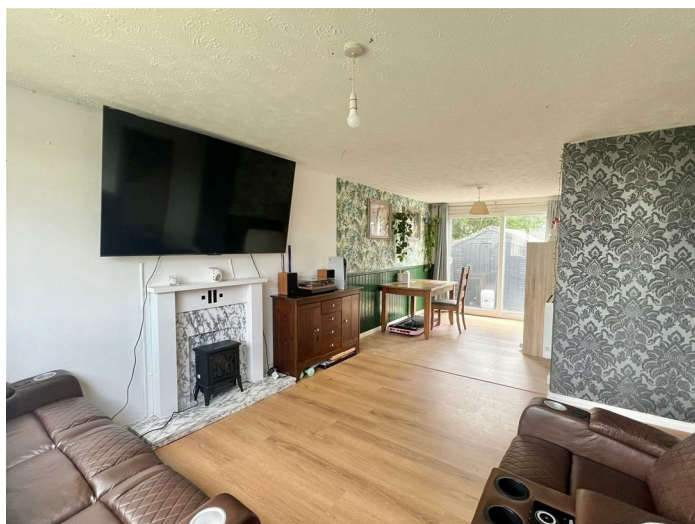
Lounge:

75'5" 19'8" x 36'1" 16'4" (23'6 x 11'5)



(maximum measurement)

Double glazed window to the front overlooking the central communal garden area. Wood effect laminate flooring. Feature fireplace surround. Electric panel heater. Double glazed patio door to rear garden.



Kitchen

36'1" x 29'6" (11' x 9')



With a range of modern floor and wall units and drawers with work services over. Tiled splashback. White sink unit with mixer tap. Plumbing for washing machine. Fitted cooker with hob and extractor over. Double glazed rear window. Double glazed door to rear garden.



Landing:

Access to loft space. Built in airing cupboard with hot water cylinder and immersion. Doors to,

Bedroom One:

26'2" x 29'6" x 26'2" x 26'2" (8'9 x 8'8)



Double glazed window to the front with view over the central communal garden area and to St Austell Bay in the distance. Laminate wood effect flooring.

Bedroom Two:

36'1" x 29'6" x 36'1" (11'9 x 11')



Double glazed window to the front with an outlook over the communal garden area and lovely view to the sea. Modern laminate floor covering.

Bedroom Three:

36'1" x 13'1" x 36'1" (11'4 x 11')



Double glazed window to the rear. Wood effect laminate flooring. Part acoustic panelled walls.

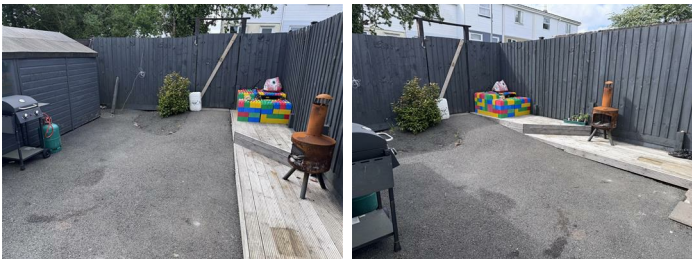
Bathroom:

22'11" x 29'6" x 16'4" x 19'8" (7'9 x 5'6)



Double glazed window. Laminate flooring. Panel bath with Triton shower unit and screen, wash basin and low level WC. Extractor fan.

Outside:



To the front of the property is an area of lawn with a slate chipped pathway leading to the front door.



To the rear of the property is an enclosed garden laid to low maintenance floor with a deck area and garden shed.

Just a short distance from the property is an allocated parking space

Agents Notes

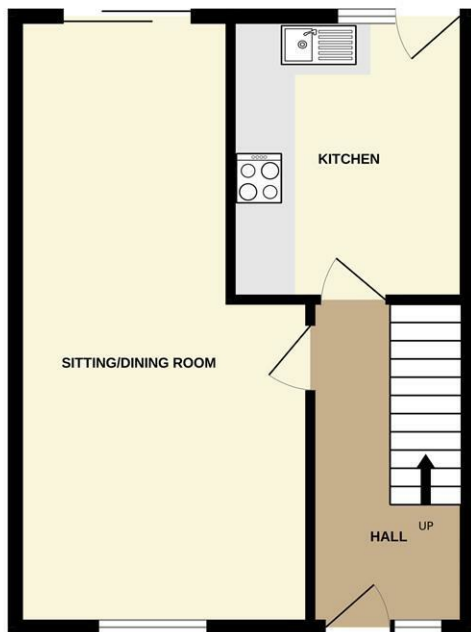
Due to the construction the property applicants should check with any lending source prior to viewing. We are aware that the current Vendor has a mortgage on the property through the Halifax. Please note some internal photographs show the property dated before the current instruction

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			
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	81
England & Wales		EU Directive 2002/91/EC	

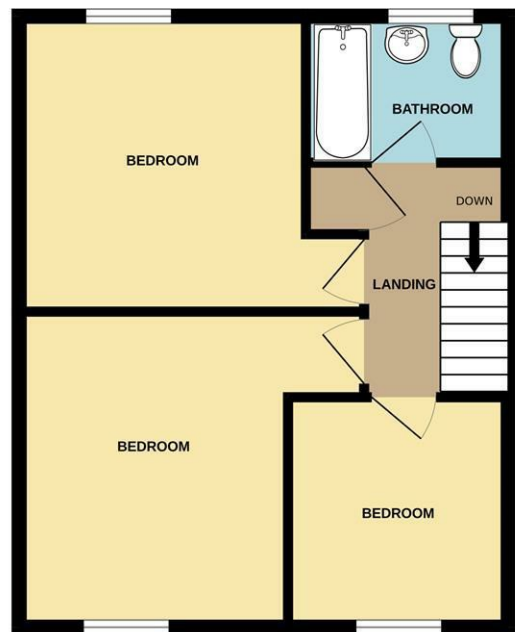
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-36) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST 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.
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