



## **TREVARRICK ROAD ST AUSTELL PL25 5JW**

### **APPEALING 2 BEDROOM DETACHED BUNGALOW**

This attractive two-bedroom detached bungalow is tucked away in a quiet and private position, yet conveniently located close to a wide range of amenities. The property offers well-presented and generously proportioned accommodation, including a spacious kitchen/diner along with a modern and stylish shower room.

Externally, the home benefits from a private driveway, ample off-road parking and a detached garage with store. The garden features a lawn with a decked seating area.

With no onward chain, this delightful bungalow represents a fantastic opportunity for those seeking a peaceful yet convenient location. An internal viewing is highly recommended to fully appreciate the setting, space and overall appeal of this lovely home.

### **Key Features**

Well Presented  
Detached Bungalow

Modern & Stylish  
Shower Room

Appealing  
Kitchen/Diner

2 Bedrooms

Detached Garage,  
Parking & Driveway

No Onward Chain

See Agents Note

## About the Location

Treverrick Road is situated on the western side of St Austell and is a well-established residential street located within easy reach of the town centre, making it a convenient and popular location for a wide range of buyers. Residents benefit from close proximity to local parks, coastal destinations, and attractions such as Charlestown Harbour, Carleon Bay and the Eden Project. Schools, medical facilities, and everyday amenities are all within convenient reach. Properties here often attract strong interest from buyers seeking good value close to town amenities.

The town centre is an easy walk and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. The Cathedral City of Truro is just 14 miles distant with further shopping facilities and the Hall for Cornwall theatre.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

Covered entrance with uPVC double glazed door into generous hall. Doors to all rooms. Cloaks cupboard, airing cupboard with central heating radiator and cupboard housing the Baxi combi-boiler. Central heating radiator. Access to loft (insulated and partially boarded).

### Lounge

#### **15' 9" x 14' 1" (4.8m x 4.3m) max**

Generous natural light from the uPVC double glazed window to the front elevation. Fireplace with living flame gas fire, wood mantel and slate hearth. Central heating radiator.

### Kitchen/Diner

#### **16' 5" x 10' 6" (5.0m x 3.2m) max**

An appealing room with 2 uPVC double glazed windows overlooking the garden and a uPVC double glazed door. A good range of oak wall, base, pantry and drawer units with worktops over incorporating a stainless steel sink and drainer. Slot in cooker. Space for fridge, washing machine and tumble dryer. Wood effect laminate flooring. Part-tiled walls. Inset ceiling lights to both the kitchen and dining areas. Central heating radiator.

### Bedroom 1

#### **12' 6" x 10' 10" (3.8m x 3.3m) max**

uPVC double glazed window to the side elevation. Recess areas for wardrobes. Central heating radiator.

### Bedroom 2

#### **11' 10" x 10' 10" (3.6m x 3.3m)**

uPVC double glazed window to the rear. Central heating radiator.

## Shower Room

### **9' 10" x 5' 11" (3.0m x 1.8m)**

Modernised and spacious shower room with fully-tiled walls and floor. Vanity unit with storage and incorporating a low level WC and wash-hand basin. Good size walk-in shower with fixed curved shower screen. uPVC double glazed window. Heated towel rail. Underfloor heating.

## Exterior

The property is accessed via a gated drive with parking leading to a detached garage and store. Seating areas to the front and rear, with paved pathways to either side of the property leading to the rear garden. The garden is laid mainly to lawn with an area of decking, an ideal space for relaxing and enjoying the outdoors. Outside tap.

## Garage, Store and Parking

### **Garage – 19' 8" x 10' 6" (6.0m x 3.2m)**

### **Store – 10' 6" x 4' 7" (3.2m x 1.4m)**

This property benefits from a detached garage with electric roller door. To the rear of the garage is a separate store area with uPVC double glazed window, uPVC double glazed door, power and light.

## Additional Information

### **EPC 'D'**

### **Council Tax Band 'B'**

**Services** – Mains Electric, Gas & Drainage

**What 3 words** - //baguette.juggles.animals

**Property Age** – 1950s/External block C.2001

**Tenure** - Freehold

## Information from the Vendor

- 4" block to external elevations (C.2001)
- Boiler Annually Serviced (Dec 2025)
- Rewired

## Agents Note

Please note that while the property has benefited from structural improvements to the external elevations, including new foundations and 4" blockwork, the original construction is of Cornish Unit type and the property does not have a PRC certificate. As a result, it is generally considered unsuitable for standard high street mortgage lending and is therefore more likely to appeal to cash purchasers. Prospective buyers who require mortgage finance are strongly advised to seek independent advice from their lender or financial adviser at an early stage to confirm their borrowing position prior to making an offer.

## Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



**Entrance Hall**



**Lounge**



**Kitchen**



**Dining Area**



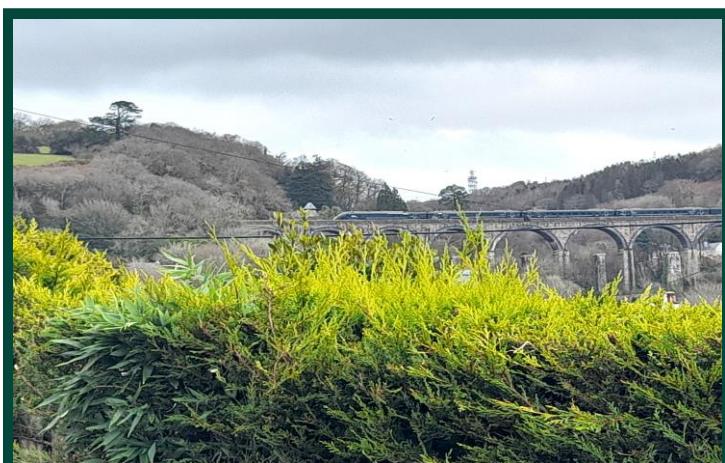
**Shower Room**



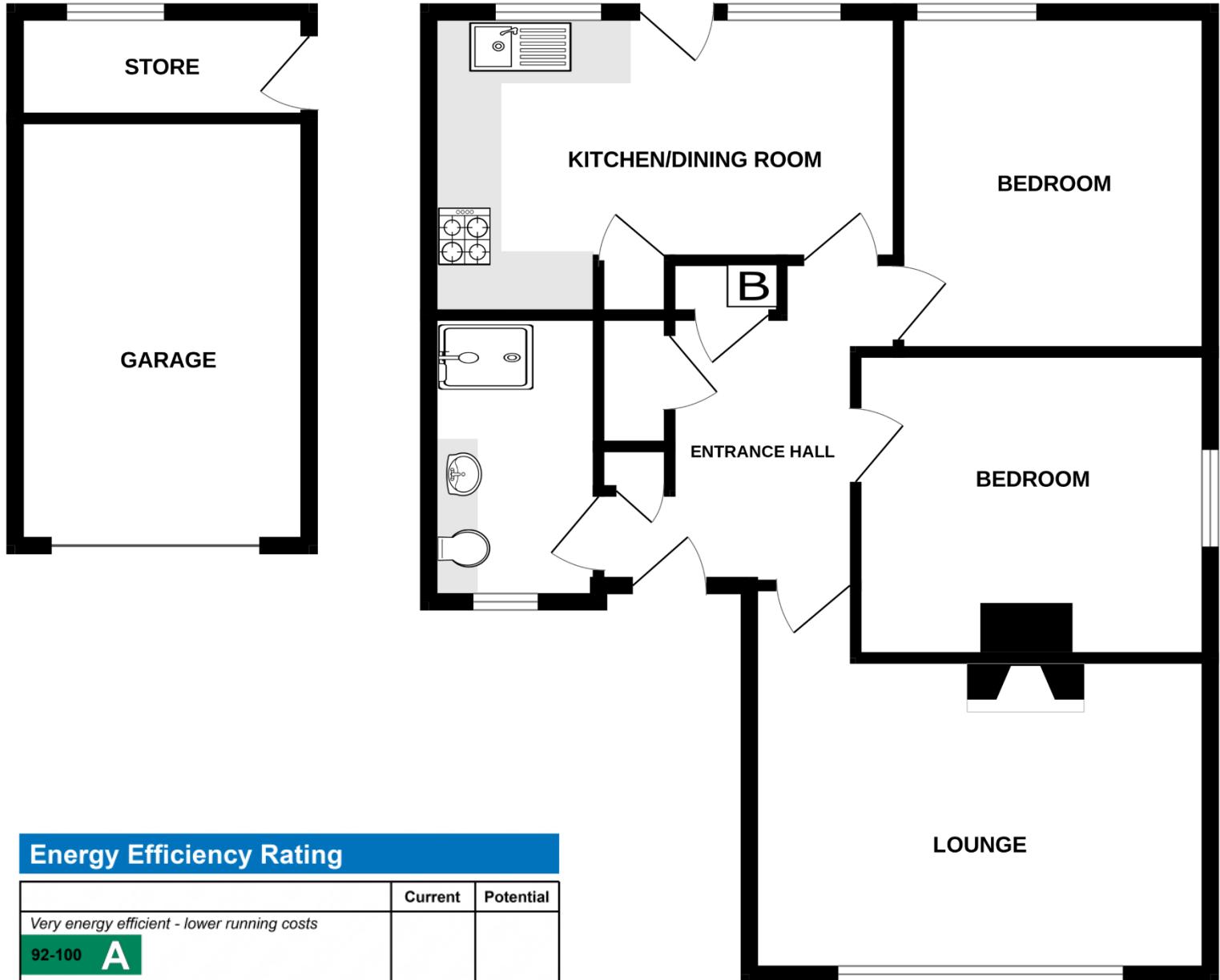
**Bedroom 2**



**Rear Elevation**



**Views of the Viaduct**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100	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

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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