



2 SOCOTRA DRIVE  
TREWON, ST. AUSTELL  
PL25 5SQ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



## 2 SOCOTRA DRIVE TREWOON ST. AUSTELL PL25 5SQ

DETACHED THREE BEDROOM BUNGALOW IN CUL-  
DE-SAC SETTING

A well-proportioned three-bedroom detached bungalow, situated within a small cul-de-sac in the popular village of Trewoon. Offering spacious and practical accommodation throughout, together with front and rear gardens, detached garage and driveway parking. Available with no onward chain.

GUIDE PRICE £279,950

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.**[philip-martin.co.uk](http://philip-martin.co.uk)



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

- (a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THE PROPERTY

A well-proportioned three-bedroom detached bungalow, situated within a small cul-de-sac in the popular village of Trewoon.

The property offers spacious and practical accommodation throughout, with good storage, gas central heating and a straightforward layout suited to day-to-day living. The main rooms are well sized and benefit from plenty of natural light.

Externally, there are gardens to the front and rear, together with a detached garage and driveway parking.

Offered for sale with no onward chain.

## GENERAL COMMENTS

The bungalow provides balanced accommodation, including a generous lounge and a kitchen/dining room with adjoining utility.

There are three bedrooms, two of which are doubles, along with a family bathroom. Storage is a particular feature, with built-in cupboards in the hallway and bedrooms.

Overall, a comfortable and easily maintained home in a convenient setting.

## LOCATION

Trewoon is a well-served village with a range of day-to-day amenities including a convenience store, post office, public house, fish and chip shop and primary school.

St Austell is approximately one mile away and offers a wider range of facilities, including a mainline railway station, supermarkets, leisure centre and secondary schooling.

The surrounding area provides access to a number of well-known attractions including Charlestown, The Lost Gardens of Heligan and the Eden Project.

In greater detail the accommodation comprises (all measurements are approximate):



## HALL

Entrance hall with built-in storage and access to loft space.

## LOUNGE

3.76 x 5.37 (12'4" x 17'7")

The lounge is a good-sized room with sliding doors opening to a small balcony at the front.

## KITCHEN/DINING ROOM

3.41 x 5.37 (11'2" x 17'7")

The kitchen/dining room is fitted with a range of units and integrated appliances, with space for dining and access to the utility room, which in turn leads to the rear garden.



#### UTILITY

2.24 x 2.08 (7'4" x 6'9")

Space and plumbing for washing machine. Wall mounted gas boiler.

#### BEDROOM 1

2.75 x 4.25 (9'0" x 13'11")

Window to front.

#### BEDROOM 2

2.81 x 3.96 (9'2" x 12'11")

Window to rear.

#### BEDROOM 3

2.52 x 2.92 (8'3" x 9'6")

Window to front.

#### BATHROOM

2.18 x 2.79 (7'1" x 9'1")

Comprising bath, separate shower, wash basin and WC.

#### OUTSIDE

Front garden laid to lawn with established planting and a path leading to the entrance.

There is very little garden to the rear of the property, designed for ease of maintenance, mainly the driveway with access to the garage and parking.

#### GARAGE

3.11 x 6.11 (10'2" x 20'0")

Metal up and over door. Light, power and water connected.

#### SERVICES

Mains electricity, water and drainage, LPG gas.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### TENURE

Freehold.

#### COUNCIL TAX

Band D.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### DIRECTIONS

From Truro, proceed in an easterly direction on the A390 towards St Austell. Continue on the A390 for approximately 10 miles, passing through Tresillian and St Stephen.

Upon reaching the outskirts of St Austell, continue on the A390 and take the turning signposted for Trewoon. Proceed into the village, passing local amenities, and take the turning into Socotra Drive.

Follow the road into the cul-de-sac where the property will be found on the left-hand side, clearly identified by a Philip Martin For Sale board.



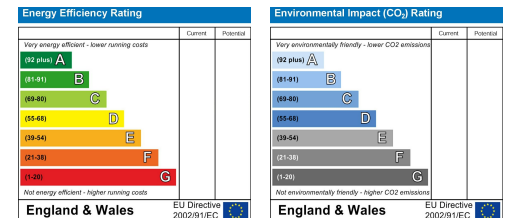
Approx Gross Internal Area  
119 sq m / 1282 sq ft



Floorplan  
Approx 100 sq m / 1078 sq ft

Garage  
Approx 19 sq m / 204 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS