TUTSAN LANE, ST. AUSTELL







Approx Gross Internal Area
97 sq m / 1047 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft

First Floor
Approx 35 sq m / 380 sq ft

Second Floor
Approx 25 sq m / 273 sq ft

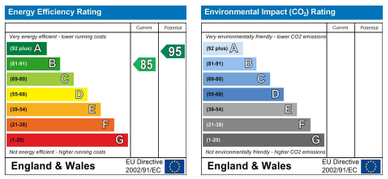
Denotes head height below 1.5m

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.

Key Features

- MODERN SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- MASTER EN-SUITE & BATHROOM
- DRIVEWAY PARKING
- ENCLSOED REAR GARDEN
- POPULAR RESIDENTIAL LOCAITON
- REMAINDER OF 10 YEAR WARRANTY
- VIEWING HIGHLY RECOMMENDED

Energy performance rating



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2 TUTSAN LANE, ST. AUSTELL, PL25 5GY

MODERN FAMILY HOUSE SITUATED IN POPULAR LOCATION

This three double bedroom semi-detached house is situated in a popular residential location on the edge of St Austell. The dwelling was constructed in 2023, and therefore still benefits from the remainder of the NHBC warranty and occupies a fantastic location within the development with no properties direct in front or behind. In all, the accommodation includes; entrance hallway, sitting room, kitchen/dining room, cloakroom, three double bedrooms (master en-suite) and a family bathroom. There is an enclosed rear garden and off road parking. Viewing is highly recommended.
EPC - B. Freehold. Council Tax - C.

Guide Price £300,000

THE PROPERTY

2 Tutsan Lane is a modern three bedroom semi-detached family house situated within a popular residential development on the outskirts of St Austell. The dwelling is within walking distance of the town centre and wide range of amenities on offer, as well as St Mewan primary school and provides great access back towards Truro and the A30. The property was constructed back in 2023, and therefore still benefits from the remainder of the 10 year NHBC warranty. Well presented, in all, the accommodation includes; entrance hallway, sitting room, kitchen/dining room and a cloakroom to the ground floor with two double bedrooms and a family bathroom to the first floor. The second floor comprises the master bedroom with an en-suite shower room. There is allocated off road parking for two vehicles as well as a completely enclosed, west facing rear garden laid to both patio and lawn to enjoy the sunny aspect.

LOCATION

The market town of St. Austell has a good selection of facilities including banks, building societies, shops, restaurants and a main line railway link to London (Paddington). The local beach is Carlyon Bay approximately 1.5 miles away where there is also an excellent 18 hole golf course. The historic harbour of Charlestown renowned for its tall ships is within 2.5 to 3 miles and the Roseland Peninsula is within easy reach.

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

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM

16'10" x 12'6" (5.15m x 3.82m)
Window to front aspect. Radiator. Door into;

CLOAKROOM

4'7" x 4'2" (1.40m x 1.28m)
Comprising low level w.c. and wall mounted hand wash basin.

KITCHEN/DINING ROOM

16'0" x 8'11" (4.88m x 2.72m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with window overlooking rear garden, as well as double doors opening out onto patio and garden beyond. Integrated electric oven with four ring gas hob and extractor fan over. Space for fridge/freezer and plumbing for washing machine. Ample room for dining room table. Radiator.

FIRST FLOOR

LANDING

BEDROOM

12'10" x 9'1" (3.93m x 2.79m)
Window to rear. Radiator.

BEDROOM

10'10" x 9'2" (3.32m x 2.80m)
Window to front. Radiator.













BATHROOM

8'3" x 6'2" (2.54m x 1.89m)
Comprising bath, separate shower cubicle, wall mounted hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

FIRST FLOOR

MASTER BEDROOM

17'5" x 15'7" (5.31m x 4.77m)
Dual aspect master suite with dormer window to front and two Velux's to the rear. Radiator. Door into;

EN-SUITE

Comprising walk in shower cubicle, wall mounted hand wash basin and low level w.c. Velux window, heated towel rail and extractor fan.

OUTSIDE

There is allocated off road parking for two vehicles, as well as a completely enclosed west facing rear garden laid to a combination of patio and lawn with pedestrian rear access.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceeding into St. Austell from the Truro direction pass St. Mewans School on the left and take the third exit at the roundabout into Trewhiddle. Follow this road and proceed around the left hand corner before taking the first right hand turning into Tutsan Lane. No.2 can be easily found on the right hand side.

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.

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