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CAMEL

COASTAL & COUNTRY



55 Alexanders Avenue

Higher Trewiddle, St Austell, PL25 5GQ

Asking Price £414,950



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The Dunmere

The accommodation is arranged over three floors and includes an entrance hall, fifth bedroom/office or separate dining room, useful ground floor WC and a well-fitted kitchen/dining room with plenty of storage and a Juliet balcony enjoying views across the valley towards the viaduct.

The upper floor provides four bedrooms, including a master bedroom with its own en-suite shower room, together with the family bathroom. On the lower ground floor is the spacious living room, with French doors opening directly onto the enclosed rear gardens.

Outside, the property has its own private driveway providing off-road parking, while occupying a particularly generous plot with family-sized, enclosed and lawned gardens. The position within the development allows for far-reaching views across St Mewan and Gover towards the picturesque St Austell Viaduct.

Higher Trewiddle is situated off the A390 on the south-western side of St Austell, approximately one mile from the town centre, with local schools and amenities within easy reach. The surrounding area also provides straightforward access to the south Cornish coast, including Carlyon Bay, Porthpean and Pentewan.

Entrance Hall

W.C.

3'6 x 2'11 (1.07m x 0.89m)

Kitchen/Diner

23'11 x 9'6 (7.29m x 2.90m)

Narrowing to 7'0

Bedroom/Study/Dining Room

9'8 x 7'10 (2.95m x 2.39m)

Integral Garage

18'2 x 8'0 (5.54m x 2.44m)

First Floor

Landing

Master Bedroom

11'1 x 10'5 (3.38m x 3.18m)

En-Suite Shower Room

7'1 x 5'1 (2.16m x 1.55m)

Bedroom Two

12'2 x 8'10 (3.71m x 2.69m)

Bedroom Three

10'11 x 8'9 (3.33m x 2.67m)

Bedroom Four

9'2 x 7'2 (2.79m x 2.18m)

Bathroom

6'3 x 6'1 (1.91m x 1.85m)

Lower Ground Floor

Stairs leading down from the ground floor entrance hall.

Living Room

19'7 x 14'5 (5.97m x 4.39m)

narrowing to 7'8

Gardens

The rear gardens are a key feature of this family home, offering genuinely family-sized, enclosed gardens laid predominantly to lawn. For a new-build property, the gardens are a generous size and provide plenty of space for children to play and for outdoor seating and entertaining. They are also directly accessed from the large living room, making them particularly practical for family life.

Driveway Parking

Parking can be found to the front of the property. There is a private driveway with room for two cars.

Directions

Sat Nav: PL25 5GL

What3words: ///zebra.purchaser.woods

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2026

Construction Type: Block and Timber

Heating: Gas

Electrical Supply: Mains and Solar

Water Supply: Mains

Sewage: Mains

Council Tax: Awaiting

EPC: Awaiting - Likely to be 'B'

Tenure: Freehold

Site Management Fees Apply: Awaiting confirmation on amount

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Road Map



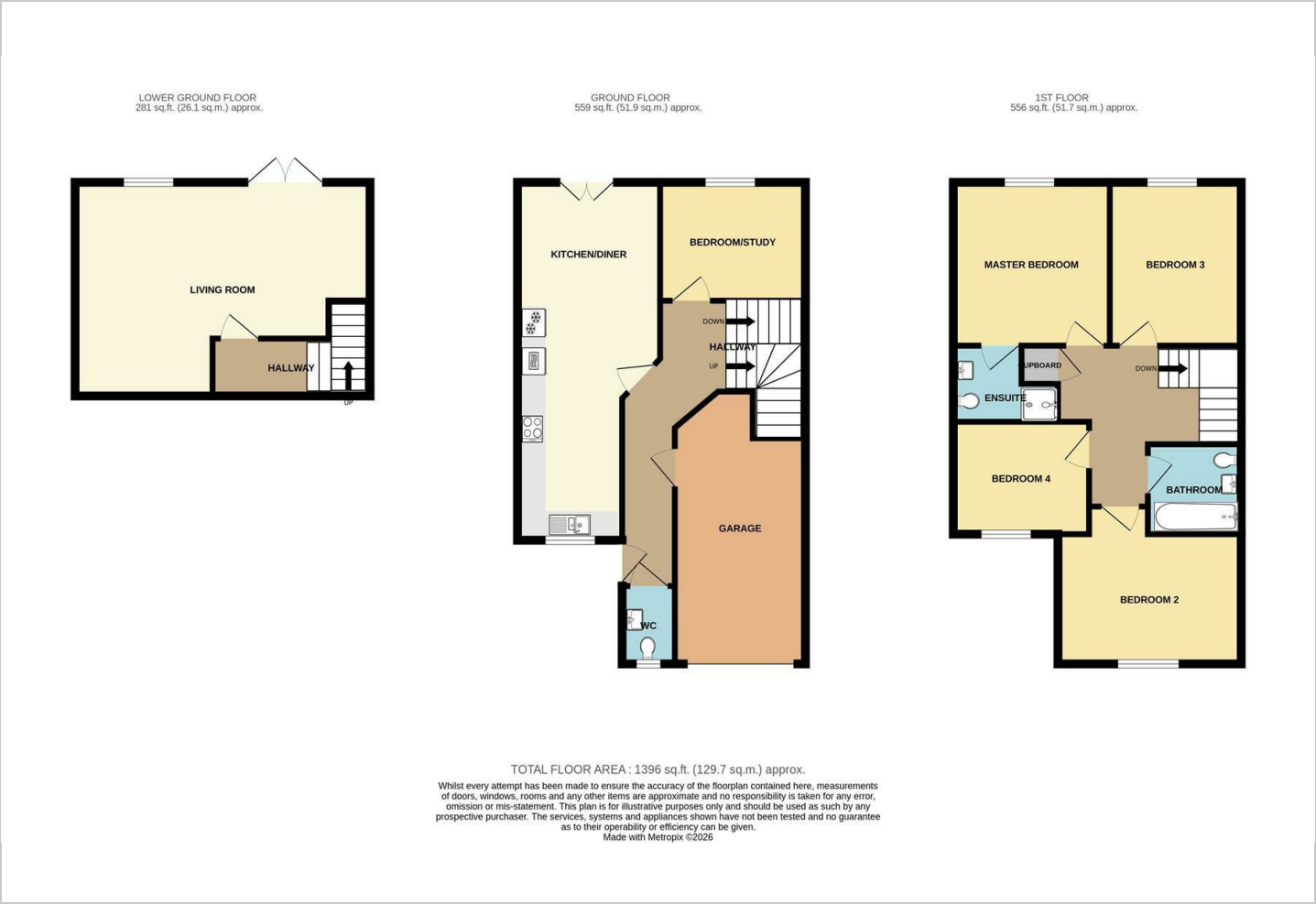
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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