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C A M E L

COASTAL & COUNTRY



6 Tregarth

Penwithick, St. Austell, PL26 8UD

Guide Price £225,000



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The Property

Tregarth is a small cul-de-sac situated just off the centre of the village. Forming part of a terrace of three, this end-terrace home offers an ideal opportunity for first-time buyers, young families or those looking to take their next step on the property ladder.

The accommodation comprises a spacious living/dining room, a modern kitchen and a convenient ground floor W.C. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property enjoys both front and rear gardens. The rear garden is arranged over two levels, featuring an enclosed patio seating area at ground level and an elevated terraced garden with a sun terrace, providing excellent outdoor space to relax and entertain.

Overall, we believe the plot is larger than expected for a property of this style, making it an excellent choice for anyone seeking a peaceful village lifestyle.

The village of Penwithick benefits from a local convenience store with post office, a popular fish and chip shop, and a well-supported social club, all contributing to the strong sense of community the village enjoys.

Further benefits include a detached garage, parking for two cars, electric heating and for sale with no on-going chain.

Entrance Hall

11'8 x 5'8 (3.56m x 1.73m)

W.C

7'0 x 3'2 (2.13m x 0.97m)

Living Room

22'6 x 10'1 (6.86m x 3.07m)

Kitchen

10'11 x 9'3 (3.33m x 2.82m)

Landing

Bedroom One

11'4 x 9'10 (3.45m x 3.00m)

Bedroom Two

12'4 x 10'7 (3.76m x 3.23m)

Bedroom Three

9'0 x 9'4 (2.74m x 2.84m)

Maximum measurement, to include the stair bulkhead/storage

Bathroom

8'1 x 6'9 (2.46m x 2.06m)

Gardens

To the rear of the property you have a patio seating area which can be accessed from the kitchen or the side gate. From here there are steps leading up to the terrace garden and the sun terrace.

Garage and Parking

18'9 x 9'3 (5.72m x 2.82m)

The detached garage has parking to the front and there is a small driveway to the front of the property with the possibility to create further parking.

Directions

Sat Nav: PL26 8UD

What3words: ///twin.everybody.tonight

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1980s

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: D6o

Tenure: Freehold

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.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



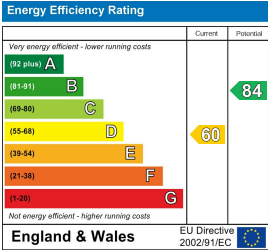
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.