



**MAY WHETTER & GROSE**

**26 TREMENA GARDENS, ST. AUSTELL, PL25 5QH**  
**GUIDE PRICE £265,000**



A WELL POSITIONED CHAIN FREE DETACHED HOUSE WITH THREE BEDROOMS AND LARGE LOUNGE. FURTHER BENEFITS INCLUDE GARAGE AND OFF ROAD PARKING, DELIGHTFUL FAR REACHING VIEWS TO THE REAR. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH DOUBLE GLAZING THROUGHOUT AND PART OIL CENTRAL HEATING. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED FAMILY HOME. EPC - E





## Location

St Austell town centre is situated within a short distance and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

## Directions



From St Austell town centre, head up North Street, past the Manor House Surgery Dental Practice and the car park. Follow the road up over the railway line, taking the next left into Tremena Road. Follow the road towards the end and continue around the right hand bend, just after this take the left turning and proceed to the very end of the no through road. Number 26 is accessed at the end of the road with ample off road tandem driveway parking for viewers.

## Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Aluminium frame front door with inset obscure glazing leading into entrance hall.

## Entrance Hall

10'11" x 6'4" (3.34 x 1.94 )



With matching sealed glazed unit to the left hand side of front door. Doors through to ground floor double bedrooms, lounge/diner and kitchen. Carpeted flooring. Carpeted stairs to first floor with open storage beneath. Radiator. Textured ceiling. Telephone point.

## Bedroom One

10'10" x 9'10" (3.32 x 3.01)



Opening through to shower area. Carpeted flooring. Fitted bedroom furniture incorporating bed side cabinets, fitted headboard and over bed storage, two full length mirrored doors open to provide access to a useful in-built wardrobe. Radiator. Textured ceiling. Two telephone points. Television aerial point.





### W.C.

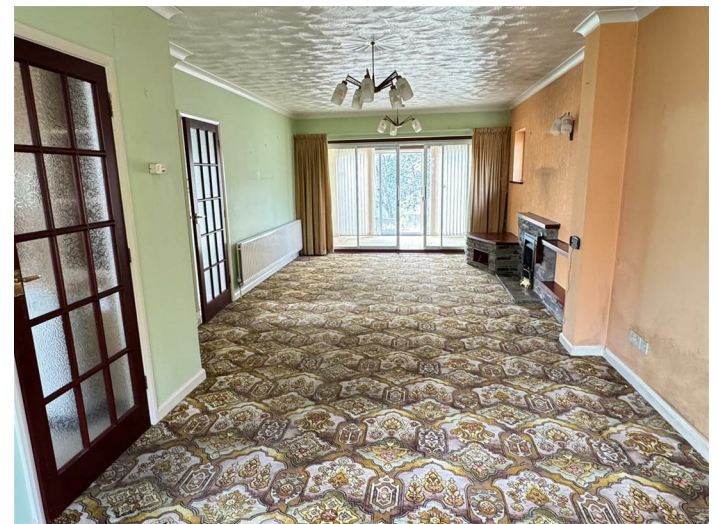
6'3" x 2'2" (1.92 x 0.68)



Aluminium frame double glazed window to rear elevation with obscure glazing. Low level flush WC. Carpeted flooring. Part tiled walls. Radiator. Textured ceiling. Fitted extractor fan.

### Lounge/Diner

26'7" x 11'10" - max (8.12 x 3.62 - max)



A lovely bright dual aspect room with aluminium frame double glazed window to front elevation and aluminium frame sliding patio doors provide access to the sun room to the rear with full glazed panels to either side. Additional aluminium frame double glazed window to side elevation. A delightful spacious room. Door leading back through to kitchen. Two radiators. Mains gas fire set within chimney recess with slate fronted hearth and wooden mantle with display areas to either side. Textured ceiling.





### Sun Room

11'10" x 6'3" (3.62 x 1.91)



Aluminium frame sliding patio doors provide external access to the enclosed rear garden. Further aluminium frame double glazed window to side elevation. Carpeted flooring. Wall mounted Baxi heater. Textured ceiling. Door through to Jack and Jill WC.

### Kitchen

12'10" x 9'11" (3.93 x 3.03)



Aluminium frame double glazed window to side elevation. Matching wall and base wood kitchen units, square edged worksurfaces. Composite one and half bowl sink with matching drainer and mixer tap. Four ring mains gas hob, electric oven with electric grill above. Floor standing Trinco Eurostar Oil Fired Central Heating Boiler. The kitchen benefits from integral dishwasher, space for washing machine, plinth heater. Tiled walls to water sensitive areas. Heated towel rail. Fitted extractor fan. Textured ceiling.





### **Landing**

6'11" x 2'10" (2.12 x 0.87)



Doors off to bedrooms two, three and family bathroom. Twin doors open to provide access to the airing cupboard housing the hot water tank with in-built storage. Textured ceiling. Radiator.

### **Bedroom Two**

9'11" x 9'11" (3.04 x 3.04)



Aluminium frame double glazed window to side elevation. Carpeted flooring. Radiator. Television aerial point. Sliding door opens to provide access to a useful eaves storage area.

### **Family Bathroom**

8'4" x 5'5" (2.55 x 1.66)



Two Aluminium frame double glazed windows to rear elevation both with obscure glazing. Matching four piece sage bathroom suite comprising low level flush WC, pedestal hand wash basin with central mixer tap, bidet, corner jacuzzi bath with central mixer tap and fitted shower attachment and wall mounted shower over. Tiled walls. Tiled flooring. Textured ceiling. Extractor fan. In-built storage. Radiator. Heated towel rail. Electric plug in shaver point.

### **Bedroom Three**

9'10" x 8'7" (3.00 x 2.63 )



Aluminium frame double glazed window to side elevation overlooking the rear garden. Carpeted flooring. Radiator. Textured ceiling. Loft access hatch. In-built bedroom furniture. Sliding door opens to provide access to useful in-built eaves storage. Upon entering the right hand side full length mirrored doors open to provide further in-built storage. Telephone point. Television aerial point.



## Outside



Conveniently situated to the end of a no through road, a tarmac drive provides off road parking for numerous vehicles and access to the garage.

### Garage

17'6" x 8'9" (5.35 x 2.68)



Aluminium frame double glazed window to rear elevation. As previously mentioned door back through to shower area off of bedroom one. The garage benefits from power and light. Mains fuse box located inside. Radiator with additional heater below. Plumbing for washing machine and space for tumble dryer to the rear.



To the right hand side of the property upon approaching via the drive is an area of lawn well established with a number of evergreen plants and shrubbery with central pond feature, accessed via a slate walkway.

The garden is enhanced by a lovely Magnolia tree. A slate paved walkway flows across the right hand side of the property, past an external tap to a secure gate located to the rear.

Passing through the gate and flowing down the rear of the property is a triangular established planting area well stocked with an array of plants and shrubbery. A paved walkway flows across the rear and around to the left hand side where the garden is located, laid to lawn set over three tiers. Steps to the side of the property lead down to a slate paved patio.

To the left hand side of the rear garden is a wooden shed in need of attention, the oil tank is also located to this area.

There are delightful views over open fields and woodland from the rear garden.





Council Tax Band - D

Broadband and Mobile Coverage

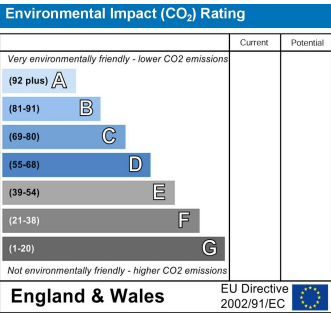
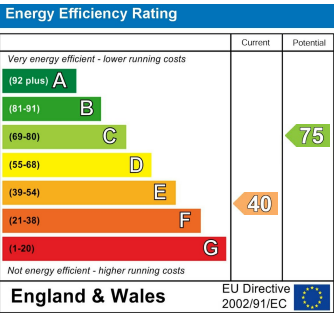
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk



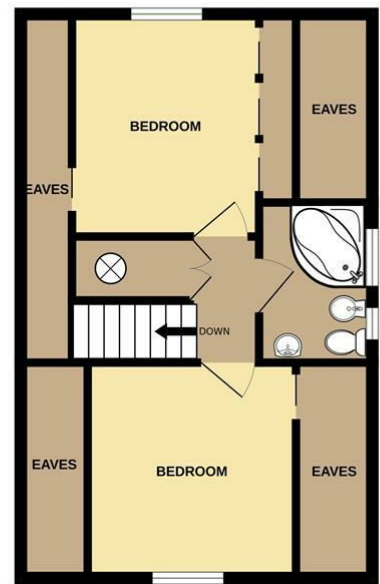




GROUND FLOOR



1ST FLOOR



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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