



MAY WHETTER & GROSE

94B TREGONISSEY ROAD, ST. AUSTELL, PL25 4DS
£225,000



****NO ONWARD CHAIN****

A VERSATILE THREE/FOUR BEDROOM DETACHED FAMILY RESIDENCE REQUIRING FULL RENOVATION AND UPDATING THROUGHOUT. OFFERING GENEROUS SIZED LIVING ACCOMMODATION AND ENCLOSED LOW MAINTENANCE GARDEN. A WELCOMING HALLWAY, CLOAKROOM/WC, LOUNGE, DINER/KITCHEN AND FOUR BEDROOMS TO THE FIRST FLOOR PLUS PRINCIPLE EN-SUITE AND JULIET BALCONY. SEE AGENTS NOTES.

****EPC - C****



Location:

In a tucked away position. Enjoying far reaching views over St Austell Bay. Within easy reach of both primary, secondary and college schools also St Austell town and the mainline railway station.

Directions:

From St Austell, head up Tregonissey Road and turn right into Thornpark. Head down and take the third turning on the left hand side, past the children's playpark and the property will appear on the left.

Accommodation:

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

Entrance Hall:

Solid wood flooring. Door through to cloakroom and WC. Part glazed panel doors into main living area.

Cloakroom:

Open door storage housing the boiler. Space and plumbing for white good appliances. Additional understairs storage.

Downstairs WC:

5'9" by 3'0" (1.77 by 0.93)

Low level WC. Oval hand basin. Radiator. Wall mounted extractor.

Lounge:

14'7" by 13'4" (4.46 by 4.08)



To the front of the property is the lounge, with by-fold doors opening out to the garden. Double glazed window to the side. Open arch through to dining area.

Dining Area:

9'3" by 8'8" (2.83 by 2.66)



Double doors leading out to the rear. Door leading through to the kitchen/Diner.

Kitchen/Diner:

13'4" by 9'3" (4.07 by 2.82)



Offering solid wood work surfaces incorporating one and a half bowl ceramic drainer with mixer tap. Cream gloss wall and base units. Four ring gas hob with extractor fan over and oven below. Wine cooler.

Landing:

Carpeted staircase to first floor. Storage cupboard. Radiator.

Principle Bedroom:

9'8" by 11'3" (2.96 by 3.45)



Double doors to a Juliet balcony. Built in wardrobes. Door through to en-suite.

En-Suite:

8'0" by 4'5" (2.44 by 1.35)



Low level WC, hand basin and corner shower cubicle. Part tiled wall surround. Tiled flooring.

Bedroom Two:

8'8" by 8'5" (2.65 by 2.57)



Double glazed window to the front. Radiator.

Bedroom Three

8'6" by 9'4" (2.60 by 2.85)



Double glazed window to rear. Radiator.

Family Bathroom:

6'0" by 6'1" (1.85 by 1.87)



Fully tiled wall surround and flooring. Low level WC, handbasin and corner bath. Heated towel rail. Shaver socket. Obscured double glazed window to the rear. Extractor fan.

Bedroom Four

9'4" by 6'8" (2.85 by 2.05)

Double glazed window to the rear. Radiator.

Outside:



From the pedestrian gated access there is a pathway leading up to the property which is enclosed by striped wood fence and part stoned wall. The front garden offers a stoned pebbled low maintenance base. Pathway continues up the side of the property and to the rear with a raised small garden area.



Council Tax Band - C

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

Agents Notes:

Please note that there is no off street or allocated parking with this property.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

77

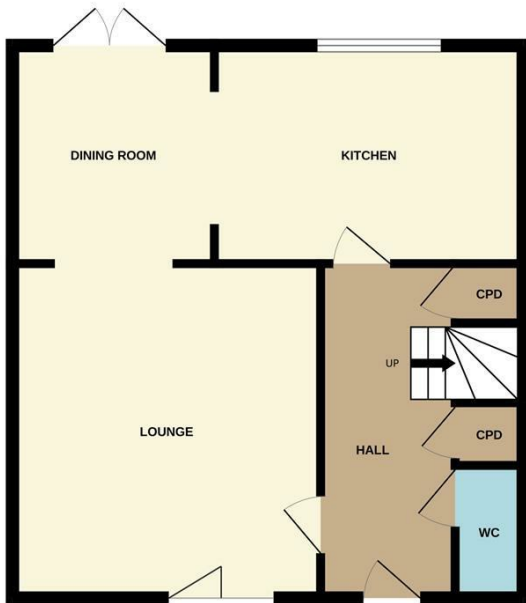
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Environmental Impact (CO₂) Rating

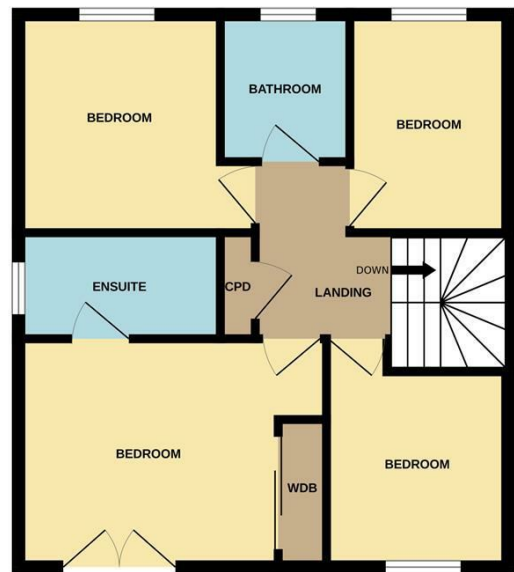
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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