



MAY WHETTER & GROSE

**28 TREVAIL WAY, ST. AUSTELL, PL25 4QT**  
**GUIDE PRICE £170,000**



OFFERED WITH NO ONWARD CHAIN IN A TUCKED AWAY POSITION WITHIN A POPULAR RESIDENTIAL DEVELOPMENT A SHORT DISTANCE FROM LOCAL AMENITIES AND TRAIN STATION. BENEFITTING FROM GARAGE AND COURTYARD GARDEN. IS THIS TWO DOUBLE BEDROOM COACH HOUSE. VIEWING IS RECOMMENDED TO APPRECIATE ITS POSITION AND OVERALL SIZE. EPC - C  
\*SEE AGENTS NOTES\*



## Location

Trevail Way is situated on the outskirts of St Austell town centre in the Village Development. There is a Pharmacy and Shop within the development. St Austell town centre is within walking distance of the property 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 town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property. Both the Eden Project and Lost Gardens of Heligan are only a short drive away.

## Directions

From St Austell Town head up East Hill, at the roundabout turns left onto Kings Avenue follow the road along to the next roundabout, where in front of you, you will see the train and bus station, bear right onto Polkyth Road. Head along past the library on your right and children's playpark on your left, at the next mini roundabout carry straight on, heading down Polkyth Road past the leisure centre, fire and ambulance stations. At the mini roundabout take the third turning right into the Village development. In front of you, Nalders Solicitors can be seen, bear right and approximately 20 yards bear right again onto the brick paved area and the Coach House is set back tucked into the corner. A board will be erected in the upstairs window for convenience.

## Accommodation

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

From the brick paved area is the garage to the side and latched gate allowing access to the courtyard. Part obscure glazed door opens through into entrance stair case. Carpeted flooring and radiator with wide stair case with handrail leading to the open plan living area.

## Open Plan Living Area

22'11" x 17'7" - max (7.00 x 5.37 - max)



The feeling of space is further enhanced by the high ceilings. Three wall mounted radiators, a set of double doors onto the Juliet balcony with further double glazed window in the kitchen area, one to the rear and high level ceiling window. There are an ample array of double wall mounted sockets and both TV and telephone points. Carpeted flooring continues up from the stair case through the main living area and through into the inner hallway and both bedrooms.

## Kitchen Area



The kitchen comprises a range of light wood fronted wall and base units complimented with speckled roll top laminated work surfaces and tiled splashback. One and half bowl stainless steel sink and drainer with mixer tap. Four ring Bosch hob with integrated oven below and extractor above. Integrated fridge, freezer and under unit space and plumbing for washing machine.

### Bedroom

9'7" x 8'2" - max (2.94 x 2.49 - max)



Large double glazed window with fitted blinds to the front with radiator beneath.

### Bathroom

5'6" x 7'3" - max (1.70 x 2.21 - max)



Comprising a white suite with low level WC, hand basin and panel enclosed bath with curved glazed shower screen and MIRA shower. Frosted Velux window. Ceiling mounted extractor. Spotlights. Part tiled wall surround and tile effect floor covering. Wall mounted radiator.

### Bedroom

9'0" x 17'7" - max (2.75 x 5.37 - max)



Double glazed windows to the front and rear both with pull back Vertical blinds and radiators beneath. Glass mirror fronted in-built wardrobe.



### Outside



The Coach House benefits from having a garage beneath.

## Garage

8'11" x 17'3" (2.73 x 5.27)



Up and over door, power and light. To the rear is the boiler and the electric fuse box. Due to its location next to the front door, it could benefit by making it more integral by putting a door from the entrance hall (subject to the relevant permissions).



There is a high latched gate opening through into the courtyard garden with paved area. Timber steps up to the rear open garden area above the property.

## Agents Notes

Management company is Belmont Property Management. Current Management Fee £240.20 per annum.

The MIRA shower unit in the bathroom is not in working order.

New boiler July 2024

## Council Tax Band - B

## Broadband and Mobile Coverage

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

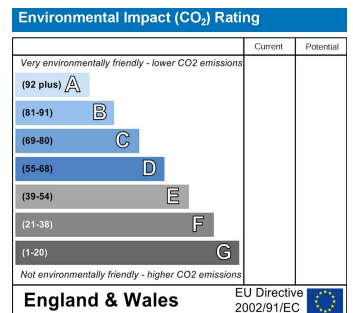
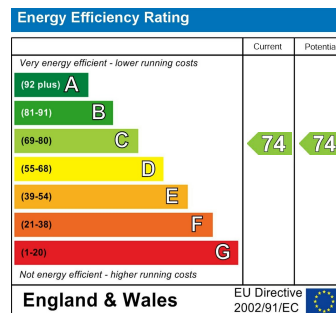
## Services

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



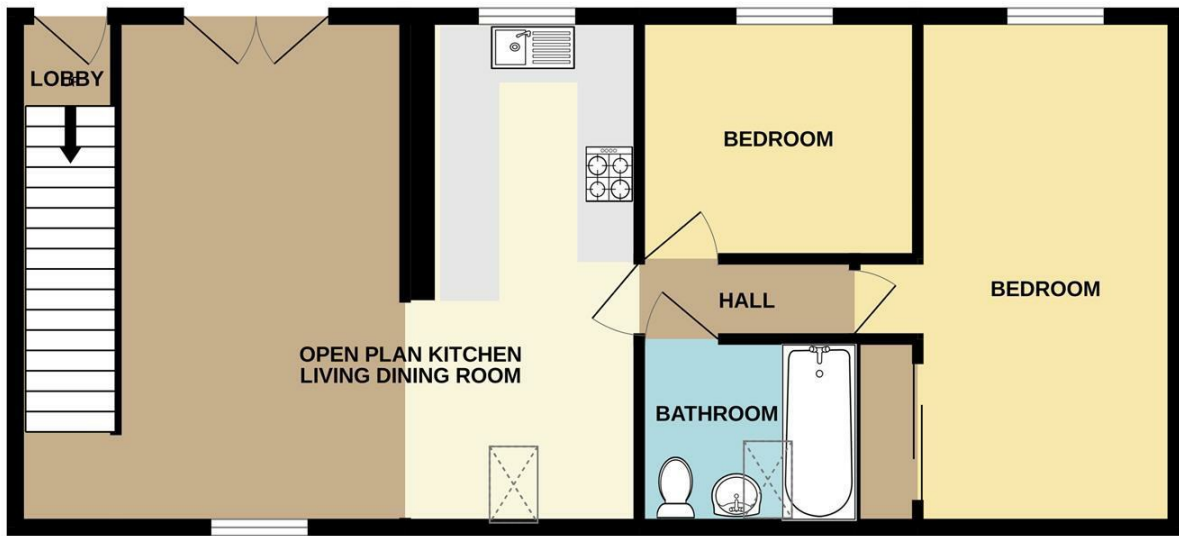








## GROUND FLOOR



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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