



**MAY WHETTER & GROSE**

**1 VIADUCT COTTAGE TRENANCE ROAD,  
ST. AUSTELL, PL25 5AL  
OFFERS OVER £150,000**



OFFERED WITH NO ONWARD CHAIN, SITUATED A SHORT DISTANCE FROM THE HISTORIC MENACUDDLE WELL AND THE START OF THE WALKING TRAILS, AND A SHORT WALK OF ST AUSTELL TOWN, IS THIS REVERSE ACCOMMODATION HOME OFFERING TWO DOUBLE BEDROOMS, ONE WITH WC/CLOAKROOM TO THE GROUND FLOOR, OPEN PLAN LIVING AREA WITH GOOD SIZE LOUNGE/DINER TO THE FIRST FLOOR, MODERN SHOWER ROOM AND KITCHEN. LOW MAINTENANCE GARDENS TO BOTH THE FRONT AND REAR, ALSO BENEFITTING FROM GARAGE/STORAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION.

EPC - D

\*SEE AGENTS NOTES\*



### Location

St Austell town centre is situated within a short distance. 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 head out onto Bodmin Road past Priory Car Park on your right hand side, at the right hand bend bear left and down, follow the road onto Trenance Road. Follow along towards the viaduct. The property is set back in an elevated position approximately five hundred yards down. The driveway is located to the right hand side.

### Accommodation

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

To the front of the property is an enclosed low walled garden with paved patio and gateway. Path leading to a tiled canopy front entrance with outside courtesy lighting with part obscure double glazed door with window to the side opening through into entrance hall.

### Entrance Hall



Embedded weave welcome mat and carpeted flooring which continues through into the two bedrooms and up onto the staircase. Double glazed window to the front with fitted blind.

### Bedroom

8'0" x 13'0" - max (2.45 x 3.97 - max)



Two double glazed windows both with fitted blinds. Wall mounted radiator.

### Bedroom

9'2" x 14'4" - max (2.81 x 4.37 - max)



High level double glazed window with opening to rear with fitted blind. Wall mounted radiator. Door into cloakroom/WC.



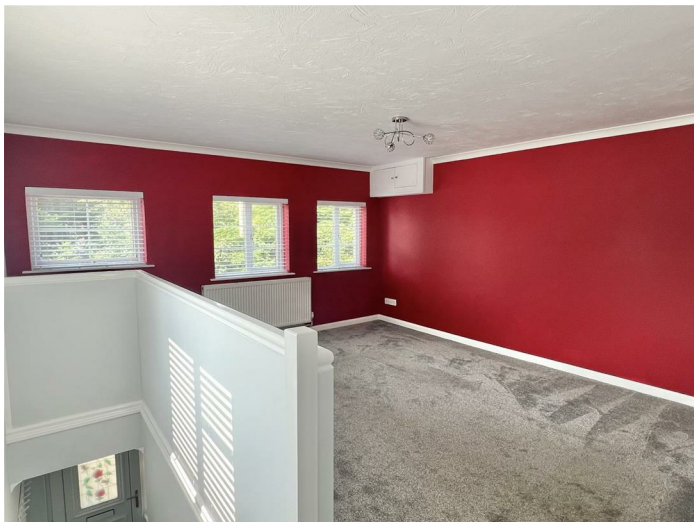
### Cloakroom/WC



Comprising low level WC, hand basin with part tiled splashback and high level obscure double glazed window with display sill.

### Inner Hall

An open under stairs storage area. Carpeted stairs to the first floor landing.



Three double glazed windows to the front, all with fitted blinds and one with radiator beneath, further additional large window above the stair case. Access through into the loft and doors into both shower room and kitchen.

### Shower Room

5'6" x 6'7" - max (1.68 x 2.02 - max)



Large shower cubicle with integrated shower system and part white gloss bevelled edge tiled surround. Low level WC, hand basin with white gloss vanity storage beneath and mirrored cabinet above. Complimented speckled polished flooring and chrome heated towel rail. Obscure double glazed window with fitted blinds.

### Kitchen

8'3" x 8'7" - max (2.53 x 2.62 - max)



Comprising a range of wood effect fronted wall and base units complimented with square edged patterned laminated worksurface and matching splashback incorporating four ring electric hob with extractor above. Stainless steel sink and drainer with mixer tap, under unit space and plumbing for white good appliances. Obscure double glazed door with window to the side opens out with steps and handrails to the side down onto the courtyard patio at the rear. Access leading to the garage.

Garage

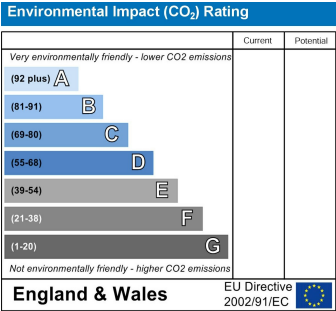
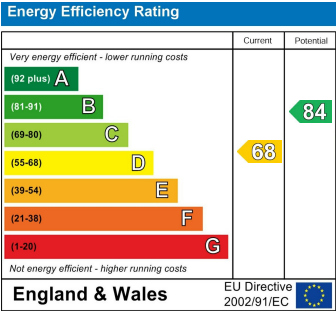


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Agents Notes

The driveway is shared, cost of maintenance would be shared.  
There is no parking on the driveway.

Up and over door and driveway parking to the front.



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



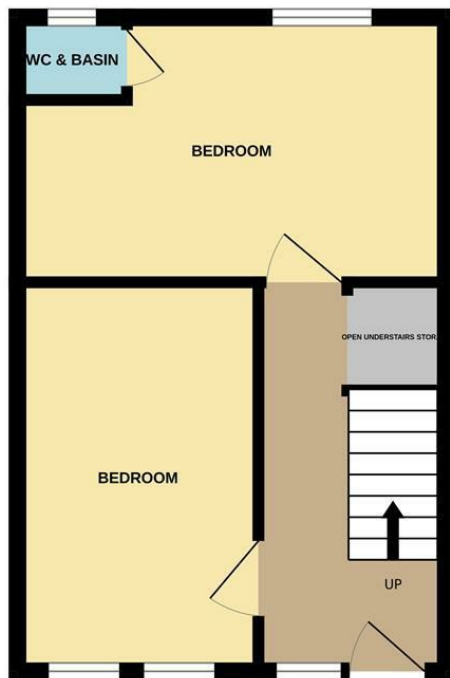




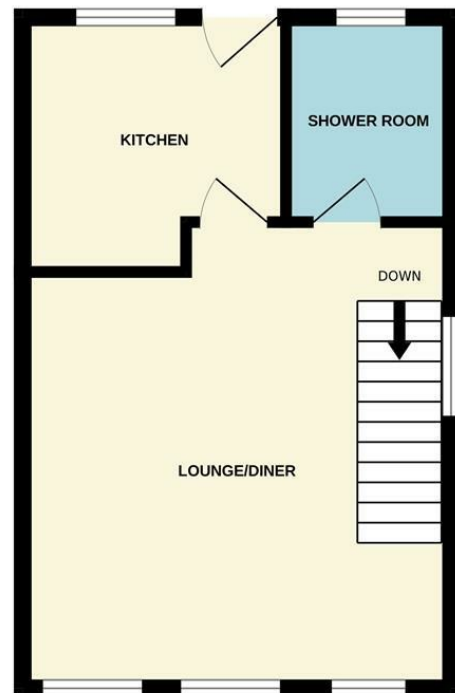




GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

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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