



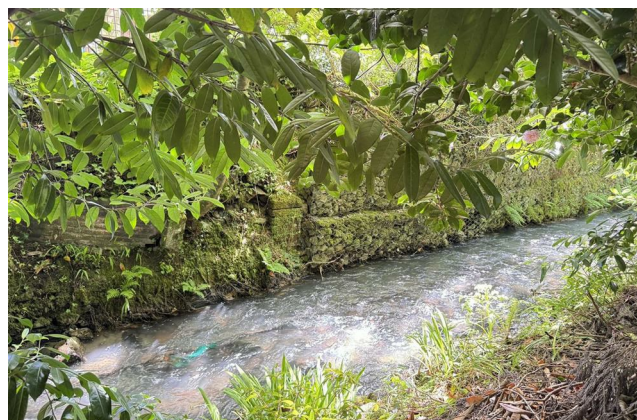
MAY WHETTER & GROSE

**5 TREVARRICK DRIVE, ST AUSTELL, PL25 5JP
OFFERS IN EXCESS OF £300,000**



A WELL POSITIONED CHAIN FREE DETACHED SPLIT LEVEL HOUSE WITH THREE BEDROOMS, SITUATED ON A NO THROUGH ROAD. FURTHER BENEFITS INCLUDE A LOVELY WELL STOCKED AND SECLUDED REAR GARDEN BACKING ONTO A RIVER, GARAGE, OFF ROAD PARKING, AIR SOURCE HEATING AND MAJORITY UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY WOULD BENEFIT FROM MODERNISATION TO CREATE A FANTASTIC

FAMILY HOME. EPC - E
PLEASE SEE IMPORTANT AGENTS NOTE



Location

Trevarrick Drive is situated within easy walking distance of the recently regenerated St Austell town centre which 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, head down Truro Road to the traffic lights carrying on taking the next right hand turn onto Trevarrick Drive. Passing Robert Elliott Court on the left hand side of the road, follow the road up for approximately 100 yards, take the right hand turning onto Trevarrick Drive. Proceed towards the end of the no through road. Take the right turn and proceed down the access road where number five is located on the right hand side.

Accommodation

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

Twin hard wood doors with upper and lower inset single glazing allows external access into entrance porch.

Entrance Porch

3'10" x 5'5" (1.18 x 1.66)



Wood tiled flooring. Textured walls. Upvc double glazed window to side elevation with obscure glazing. Hard wood door through to inner hall.

Inner Hall

18'6" x 6'8" (5.64 x 2.04)



High level Upvc double glazed window to rear elevation. Stairs down to lower level floor. Stairs up to higher level floor. Carpeted flooring. Doors through to WC, Kitchen and Lounge/Diner. Twin louvre doors open to provide access to a useful in-built storage recess housing the Baxi Gas Fired Central Heating Boiler. Textured ceiling. Radiator. Loft access hatch. Floor mounted extractor fan.

W.C.

7'8" x 3'2" (2.36 x 0.97)



Upvc double glazed window to front elevation with further sealed glazed unit to side. Low level flush WC with dual flush technology. Ceramic hand wash basin set on tiled work top with storage below. Electric light with plug in shaver point. Part tiled walls. Textured walls. Textured ceiling. Carpeted flooring.

Kitchen

13'6" x 10'3" (4.14 x 3.13)



Upvc double glazed window to front elevation. Upvc double glazed door to side elevation with upper and lower obscure glazing. Matching wall and base kitchen units, roll top work surfaces with matching splashback. Tiled flooring. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Part tiled walls. Part wood clad walls. Space for additional kitchen appliances. Television aerial point. BT Openreach telephone point. Fitted extractor fan with space below for gas cooker.

Lounge/Diner

26'3" x 11'11" (8.02 x 3.64)



Two Upvc double glazed windows to rear elevation overlooking the enclosed and well stocked rear garden. Upvc double glazed sliding patio doors to side elevation allowing access to the elevated patio. Mains gas fire set within decorative slate surround which extends to the left hand side offering storage and television recess with television aerial point. Additional television aerial point. Radiator. Wall mounted air conditioning unit. Carpeted flooring. Textured ceiling.



Lower Hall

26'7" x 6'2" - max including stairs to upper floor (8.12 x 1.89 - max including stairs to upper floor)



Doors to bedrooms one, two, three and family bathroom. Additional door opens to provide access to a useful in-built storage void housing the mains fuse box with shelves inset. Door opens to provide access to another useful storage recess which was previously used to house the old central heating boiler. Carpeted flooring. Radiator. Wall mounted air conditioning unit.

Bedroom Two

11'11" x 8'11" (3.64 x 2.72)



Upvc double glazed window to rear elevation overlooking the enclosed and well stocked rear garden. Carpeted flooring. Radiator. Textured walls. Wood clad ceiling.

Family Bathroom

8'7" x 5'2" (2.62 x 1.59)



Upvc double glazed window to rear elevation with obscure glazing. Matching four piece peach bathroom suite comprising low level flush WC with dual flush technology, panel enclosed bath, pedestal ceramic hand wash basin and separate shower enclosure with glass shower door and wall mounted mains fed shower. Tiled walls to water sensitive areas. Carpeted flooring. Radiator.

Bedroom Three

12'5" x 8'6" - max into fitted storage recess (3.81 x 2.61 - max into fitted storage recess)



Upvc double glazed window to rear elevation overlooking the enclosed, well stocked garden. Part carpeted flooring. Part wood effect laminate flooring. Radiator. Wood clad ceiling. To the side of the room is an open storage recess suitable for in-built wardrobes.

Bedroom One

11'10" x 11'10" (3.61 x 3.63)



Upvc double glazed window to side elevation. Radiator. Carpeted flooring. Television aerial point. Part wood clad walls. Fitted six door wardrobe offering a great deal of storage.

Outside

Conveniently accessed off the no through road which is Trevarrick Drive, towards the end of the road on the right hand side a tarmac drive drops down providing access to the drive. Agents Note: This driveway only serves number 5 and 6.

To the bottom of the drive to the right hand side is a tarmac parking area providing off road parking. Also providing access to the garage. Outdoor tap. Air Source Heat Unit.

Garage

13'10" x 15'11" (4.24 x 4.87)



A good size garage with electric roller remote control door. The garage benefits from the addition of light and power.



To the side of the property is a brick patio and elevated tiled patio, beyond this steps lead down to the enclosed and well stocked rear garden. At the bottom of the steps there is a further shielded patio area with a window overlooking bedroom one.

To the rear of the property a hard standing paved walkway provides secure access around the rear of the property and leads onto the enclosed rear garden.

The rear garden is laid to two tiers of lawn, and is extremely well stocked with an array of ever green planting and shrubbery. To the lower section of the garden is the White River which is sunken and runs along the rear boundary.



Agents Note

The property has spray foam insulation in the loft, those seeking finance are urged to check with their lender prior to arranging a viewing. The radiators are not currently connected, gas fire works. Heating is Air Source Heating.

Council Tax Band - D

Broadband and Mobile Coverage

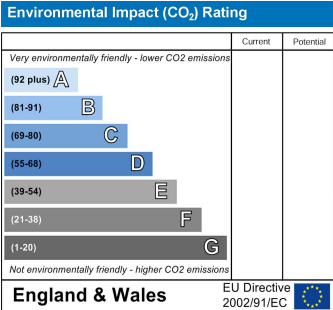
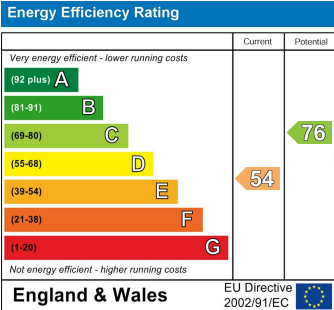
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

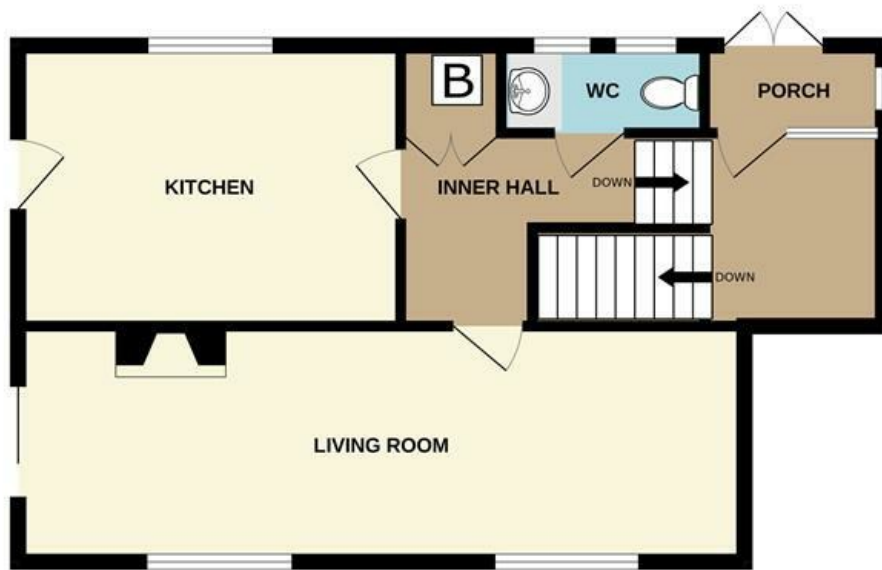
Services

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, Treverbryn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





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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