

# MAY WHETTER & GROSE

**21 TRENANCE ROAD, ST. AUSTELL, PL25 5AJ**  
**GUIDE PRICE £250,000**



A CHAIN FREE, REVERSED ACCOMMODATION, THREE DOUBLE BEDROOM HOUSE AVAILABLE FOR SALE FOR THE FIRST TIME BEING BUILT CIRCA 1964. FURTHER BENEFITS INCLUDE AMPLE OFF ROAD PARKING AND STUNNING ELEVATED VIEWS OVER THE GOVER VALLEY TO THE REAR. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE. THE HOUSE WOULD BENEFIT FROM COSMETIC REFRESHMENT OFFERS UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. EPC - D



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St Austell town centre is situated within easy reach 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 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

#### **Directions:**

From St Austell town centre head along Bodmin Road (B3274), past St Johns Chapel on your right. Continue along the road until you see Trenance Road signposted on your left, follow the road down and number 21 will appear on your left hand side.

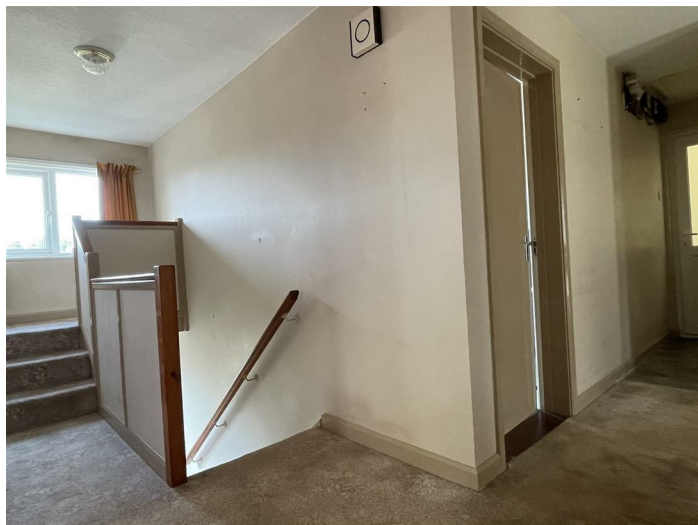
#### **Accommodation:**

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

Upvc double glazed door with upper and lower obscure glazing with inset stain glass detailing allows external access into entrance hall.

#### **Entrance Hall:**

17'8" x 15'6" (5.39m x 4.74m)



(maximum measurement)

Matching glazed unit to right hand side of front door. Doors off to bathroom, WC, covered side access, bedroom one, lounge and kitchen/diner. Upvc double glazed window to rear elevation affording delightful views over the Gover Valley to the rear of the property. Carpeted flooring. Stairs to lower ground floor. Stairs up to a viewing area taking in the rear facing window. Radiator. Textured ceiling. Mains fuse box. Loft access hatch. BT Openreach telephone point. The recently installed, circa two years ago, central heating boiler is located in the loft space.

#### **Bathroom:**

5'5" x 5'6" (1.67m x 1.69m)



Upvc double glazed window to front elevation with obscure glazing. Enclosed bath with wall mounted electric shower over. Ceramic hand wash basin with central mixer tap. Tiled walls to water sensitive areas. Radiator. Electric plug in shaver point. Carpeted flooring.

#### **WC:**

5'6" x 2'10" (1.70m x 0.88m)



Upvc double glazed window to side elevation with obscure glazing overlooking the side covered access. Low level flush WC. Carpeted flooring. The water meter is located in the WC.

**Bedroom One:**

12'0"x 11'8" (3.66mx 3.58m)



Upvc double glazed window to rear elevation affording delightful far reaching views over the Gover Valley in the distance. Carpeted flooring. Radiator.

**Kitchen/Diner:**

21'9"x 12'0" (6.63mx 3.67m)



(maximum measurement)

**Kitchen Area:**



A delightful twin aspect room with two Upvc double glazed windows to front elevation and additional Upvc double glazed window to side elevation. Matching wall and base kitchen units. Square edged worksurfaces. Sink with matching draining board and central mixer tap. Tile effect vinyl flooring. Space for electric cooker. Space for fridge freezer. Space for washing machine. Tiled walls to water sensitive areas. Breakfast bar.

**Dining Area:**



A fantastic space that would comfortably house a generous dining table or could double as a second reception room. Radiator. Carpeted flooring. The gas fire is no longer operational. Television aerial point.

**Lounge:**

14'9" x12'0" (4.51m x3.66m)



(maximum measurement)

Another delightful twin aspect room with Upvc double glazed windows to rear and side elevations both combining to provide tremendous natural light with the rear facing window offering truly delightful views over the Gover Valley to the rear of the property. Carpeted flooring. Two radiators. Focal fireplace housing open fire with tiled hearth, backing and mantle. Television aerial point.

**Covered Side Access:**

11'10" x 3'10" (3.61m x 1.19m)



Upvc double glazed door to front elevation matching the main front door with inset stain glass detailing and matching sealed glazed unit to right hand side. Tiled flooring. Upvc door into garage. Space and plumbing for washing machine.

**Garage:**

23'10" x 14'2" (7.27m x 4.32m)



(maximum measurement)

A tremendous workspace with metal up and over door to front providing vehicular access. Upvc double glazed window to rear elevation. The garage widens to the rear lending itself well to a workshop and could serve a multitude of purposes.

**Lower Hall:**

12'1" x 8'11" (3.70m x 2.74m)



Stairs down from the entrance level which turn and offer a Upvc double glazed door to rear elevation at mid level with sealed glazed unit to the right hand side. This provides external access. Doors off to bedrooms two, three and WC. Radiator. Textured ceiling. Door providing access to under stairs storage void. Two additional doors open to provide access to an additional inbuilt storage area with further high level storage above.

**WC:**

5'6" x 2'10" (1.68m x 0.88m)



Upvc double glazed window to rear elevation with obscure glazing. Low level flush WC. Vinyl flooring.

**Bedroom Two:**

11'9" x 11'5" (3.60m x 3.48m)



Upvc double glazed window to rear elevation enjoying delightful views over the Gover Valley to the rear of the property. Carpeted flooring. Radiator.

**Bedroom Three:**

11'8" x 11'10" (3.57m x 3.62m)



Upvc double glazed window to rear elevation with views over the Gover Valley to the rear of the property. Ceramic hand wash basin. Radiator.

**Outside:**



Accessed off Trenance Road, to the front the property offers a large tarmac area allowing off road parking for numerous vehicles. The boundaries are clearly defined with rendered block wall to the front and right elevations. The garage is accessed via the right hand side of the property. To the left hand side a walkway flows down the left of the property and provides access, via steps, to the enclosed rear garden.

**Storeroom:**  
13'10"x 11'11" (4.23mx 3.64m)



Upvc double glazed window to rear elevation providing natural light. This area is ripe for conversion and would serve a multitude of purposes.



**Council Tax: D**

At the bottom of the steps a metal gate provides access to a sunken secluded garden, well established with evergreen planting and shrubbery and high level walls providing a good degree of privacy. A paved walkway flows down the left hand side and via the rear of the property providing access to the manageable rear garden. Laid to lawn with established planting bed to the rear. The boundaries are clearly defined by hedging to the right and left elevations and block wall to the lower elevation. To the far left hand corner of the rear garden an additional Upvc double glazed door opens to provide access to the externally accessed storeroom.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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