



**MAY WHETTER & GROSE**

**12 TREVEAR CLOSE, ST. AUSTELL, PL25 4SL  
OFFERS IN EXCESS OF £300,000**



SET WITHIN BEAUTIFULLY SUNNY ASPECT FORMAL GARDENS IN A POPULAR RESIDENTIAL CUL-DE-SAC A SHORT DISTANCE FROM ST AUSTELL TOWN CENTRE AND THE A390. WITH NO ONWARD CHAIN IS THIS DETACHED 3 BEDROOM BUNGALOW. CURRENTLY OFFERING DRIVEWAY PARKING, INTEGRAL GARAGE WITH ELECTRIC DOOR, KITCHEN/BREAKFAST ROOM, LOUNGE/DINER, FAMILY BATHROOM WITH SEPARATE WC AND THREE DOUBLE BEDROOMS. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS OUTLOOK TO THE REAR, POSITION AND SIZE. EPC - D



## Location

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 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 come down onto the A390 heading towards Asda and Cromwell Road. At the traffic lights turn left onto Sawles Road head up approximately 500 yards taking the turn on the right to Eastbourne Road. Follow this road along for approximately 400 yards, turn right into Trevear Close, head down and bear around to the right. The property will be set back on the left hand side.

## Accommodation

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

From the driveway there is a pathway that leads to the front door. The pathway continues across the front of the property giving access to both sides.

Part obscure double glazed door with matching side panel opens through into entrance hall.

## Entrance Hall



With solid strip wood flooring, wall mounted radiator. Doors into cloakroom/WC and large walk in storage. Further doors lead into all further living accommodation together with additional useful storage cupboard. Access to the loft.

## Cloakroom/WC



Comprising low level WC and hand basin with double glazed window to the front and solid strip wood flooring.

## Lounge/Diner

10'10" x 23'6" - maximum (3.32 x 7.17 - maximum)  
Fabulous floor to ceiling double glazed window enjoying the outlook over the gardens and countryside beyond with further window to the front. The main lounge offers a period fireplace surround and hearth with insert gas fire with further radiator opposite.

Step up to the dining area where there is also a wall mounted radiator and telephone point.





### Kitchen/Breakfast Room

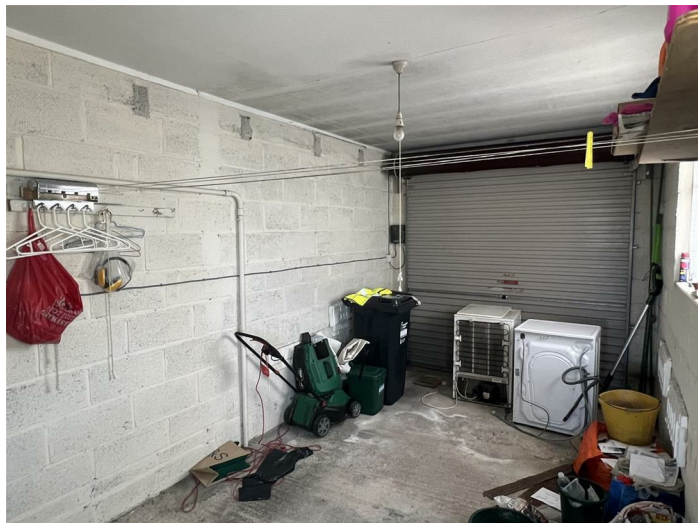
6'11" x 14'10" - maximum (2.11 x 4.54 - maximum )



With double glazed window to the rear with blind enjoying the outlook. Comprising a range of light coloured fronted wall and base units complimented with roll top strip wood laminated work surface incorporating stainless steel sink and drainer. Four ring electric hob with extractor over and oven to the side. Free standing and under unit space for white good appliances. Door into airing cupboard with slatted shelving and radiator to the side. Additional double glazed window with fitted blind and part obscure door leading through into the integral garage and side access.

### Garage

17'11" x 8'11" - maximum (5.48 x 2.74 - maximum)



With electric roller door to the front, double glazed window to the side. Power and light and plumbing for white good appliances. Boiler and gas meter. High level electric fuse box.

From the entrance hallway the inner hallway continues around and leads to the three bedrooms and bathroom.

### Bedroom

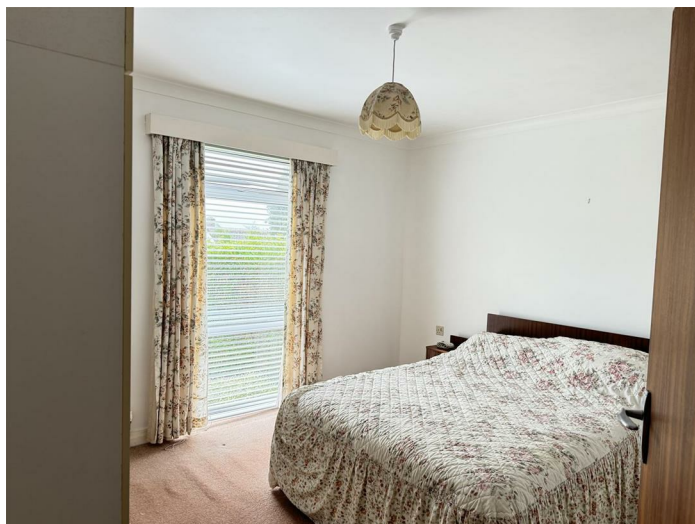
10'7" x 10'11" (3.25 x 3.34)



Double glazed window to the rear enjoying an outlook over the garden with radiator to the side.

### Bedroom

12'3" x 10'11" (3.75 x 3.34)



Also enjoying a similar outlook from the large double glazed window. Also benefitting from in-built wardrobes and wall mounted radiator.



## Bedroom

10'7" x 8'11" to front of in-built wardrobes (3.25 x 2.72 to front of in-built wardrobes)



Double glazed window with fitted blind to the front and radiator to the side. Also benefitting from in-built wardrobe with storage above.

## Bathroom

5'7" x 5'4" (1.71 x 1.65)



The bathroom currently has a basin and bath with shower over with part tiled wall surround. Strip wood effect floor covering. Radiator. Double glazed window.

## Outside



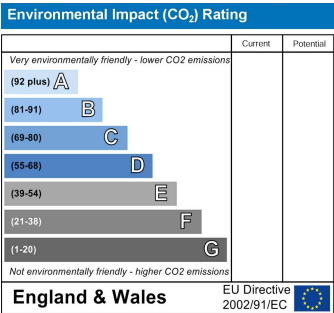
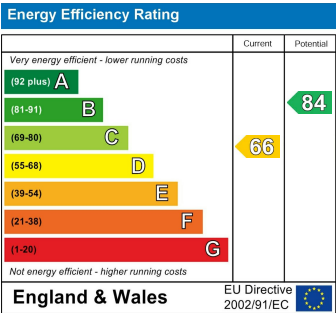
The property is set back from the cul-de-sac behind low level Cornish stone wall with some planting. An expanse of open lawn with further planted borders.

To the rear a paved sun terrace with an abundance of plants and shrubbery border with steps and ramp down onto an expanse of open lawn all enclosed with strip wood fence panelling, behind beautifully kept shrubbery and planting.



To the far side there is a storage shed.

Council Tax Band - D









## 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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