

MAY WHETTER & GROSE

**1 TREVORDER DRIVE, ST. AUSTELL, PL25 3QR
OFFERS OVER £390,000**



A WELL SITUATED DETACHED HOUSE, BOASTING THREE RECEPTION ROOMS AND FOUR DOUBLE BEDROOMS. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH DELIGHTFUL BAY VIEWS IN THE DISTANCE. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE SPACIOUS AND VERSATILE ACCOMMODATION AVAILABLE ON OFFER. AN ENCLOSED PLOT WITH OFF ROAD PARKING TO THE FRONT FOR THREE VEHICLES, OWNED SOLAR PANELS, MAINS GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. EPC - B



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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 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 the centre of St Austell, proceed up East Hill, turning left at the roundabout, right at the next roundabout and left on the next roundabout. Continue to the next roundabout and turn right on to Tregonissey Road. At the end of the road turn left up Slades Road, At the mini roundabout turn right into Carwollen Road then straight across the estates mini roundabout into Trevorder Drive where number one will be found on the left hand side.

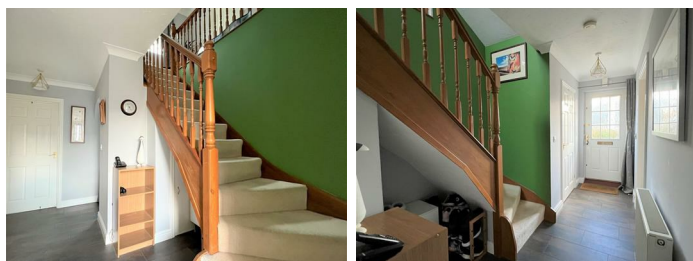
THE ACCOMMODATION:

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

Hardwood door with multi insert obscure glazed panels allows external access into entrance hall.

ENTRANCE HALL:

18'4" x 7'2" (5.60m x 2.19m)



Tile effect flooring. Carpeted stairs to first floor. Doors off to lounge, WC, dining room, kitchen, opening through to utility. Radiator. BT Openreach telephone point. Textured ceiling. Carpeted stairs to first floor with open storage recess below with door providing access to the rear of the utility area.

WC:

5'6" x 3'1" (1.68m x 0.96m)

Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC and pedestal hand wash basin. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Textured ceiling. Fitted extractor fan. Radiator.

LOUNGE:

17'5" x 17'5" into bay windows (5.31m x 5.32m into bay windows)



A delightful twin aspect room with large Upvc double glazed bay windows to front and side elevations, both with deep display sills. Wood effect laminate flooring. Two radiators. Multi fuel burner set within chimney recess with decorative wooden surround and marble effect backing and hearth. Two BT Openreach telephone points. Television aerial point. Textured ceiling.



DINING ROOM:

11'9" x 12'1" at maximum (3.59m x 3.70m at maximum)



Another delightful twin aspect room with Upvc double glazed patio doors allowing access to the enclosed rear garden and further Upvc double glazed window to side elevation. Wood effect laminate flooring. Radiator. Television aerial point. Telephone point. Textured ceiling. Space for dining table. This dining room would comfortably make a fifth bedroom or could be incorporated into the kitchen should more space be required.

KITCHEN:

8'0" x 7'10" (2.46m x 2.40m)



A well lit kitchen with Upvc double glazed windows to rear and side elevations. Matching wall and base kitchen units finished in white complemented by roll top granite effect work surfaces. Four ring mains gas hob with fitted electric oven below and extractor hood above. Tiled walls to water sensitive areas. Tiled effect flooring. One and a half bowl sink with matching draining board and central mixer tap. Space for dishwasher. Textured ceiling. Space for additional kitchen appliances.

UTILITY AREA:

4'0" x 5'1" (1.22m x 1.55m)



Accessed directly off the entrance hall. Door providing access to the rear garden with upper obscure glazing. Roll top work surfaces matching the kitchen, providing additional work space with space below for washing machine and tumble dryer. Tiled walls to the rear. Textured ceiling. Door through to former garage/reception room. Fitted extractor fan. Continuation of the flooring from the entrance.

FORMER GARAGE:

18'6" x 15'6" (5.65m x 4.74m)



A major selling point of the property with two Upvc double glazed windows to front and two further Upvc double glazed windows to rear elevation (the rear windows are obscure glazed). Textured ceiling. Carpeted flooring. Updated kitchen wall and base units finished in a light cream with roll top work surface above. Opposite the entrance door twin full length mirrored doors open to provide access to the properties central heating boiler with further storage options set within. Mains fuse box complete with solar panel controls. AGENTS NOTE: There are no building regulations for the garage. The garage doors could easily be reinstated to the front of the property should the need arise, however this does make a fantastic and spacious additional entertaining space.

LANDING:

15'9" x 12'4" at maximum (4.81m x 3.76m at maximum)



A spacious landing with Upvc double glazed window

to the rear. Doors off to double bedrooms one, two, three, four and family bathroom. Radiator. Textured ceiling. Door opens to provide access to the properties airing cupboard housing the hot water tank, with further slatted storage options set within. Radiator.

BEDROOM 1:

12'7" x 13'1" (3.84m x 4.00m)



A tremendous principle bedroom with two Upvc double glazed windows to front elevation and two Upvc double glazed windows to side elevation all combined to provide tremendous light and offer truly breathtaking elevated views over St Austell Bay to the side of the property. Door through to En-Suite. Opening through to walk-in wardrobe. Carpeted flooring. Textured ceiling. Two radiators. Television aerial point and telephone point.

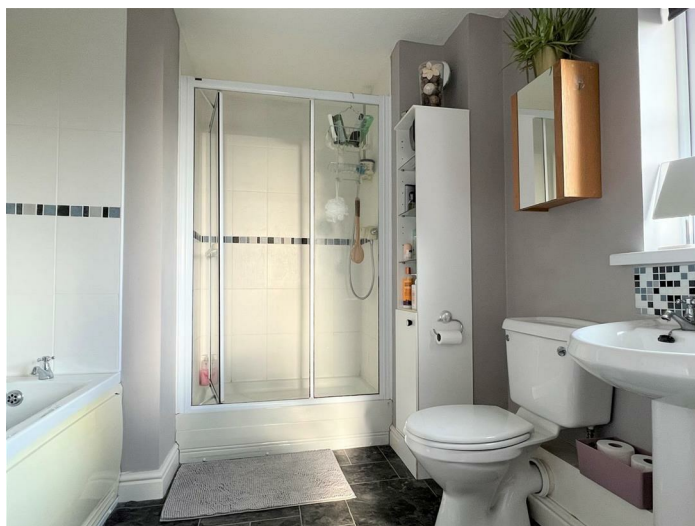
WALK-IN WADROBE:

5'9" x 6'6" (1.77m x 2.00m)

Accessed directly off the principle bedroom offering tremendous storage options with radiator set within. Loft access hatch. Textured ceiling.

EN-SUITE:

9'4" x 8'2" at maximum (2.85m x 2.50m at maximum)



A spacious en-suite bathroom with Upvc double glazed window to front elevation with obscure glazing. Matching four piece white bathroom suite comprising low level flush WC, ceramic pedestal hand wash basin, panel enclosed bath, separate large fitted shower enclosed with glass shower door and wall mounted shower. Tiled walls to water sensitive areas. Tile effect flooring. Radiator. Textured ceiling. Fitted extractor fan.

BEDROOM 3:

13'6" x 9'4" at maximum (4.14m x 2.87m at maximum)



Another generous double bedroom with two Upvc double glazed windows to side elevation enjoying delightful views over St Austell Bay. Carpeted flooring. Textured ceiling. Radiator.

BEDROOM 4:

8'3" x 8'3" (2.54m x 2.53m)



Upvc double glazed window to side elevation. Carpeted flooring. Radiator. Textured ceiling.

BEDROOM 2:

18'4" x 12'3" at maximum (5.61m x 3.74m at maximum)



A well lit generous bedroom with Upvc double glazed window to front elevation and two Upvc double glazed windows to rear elevation. The front window enjoying Bay views to the right hand side. Carpeted flooring. Textured ceiling. Two radiators.

BATHROOM:

8'4" x 5'9" (2.56m x 1.76m)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal ceramic hand wash basin and panel enclosed bath with central mixer tap and fitted shower attachment, glass shower screen. Tiled effect flooring. Textured ceiling. Fitted extractor fan. Electric plug in shaver point. Tiled walls to water sensitive areas.

EXTERNAL:

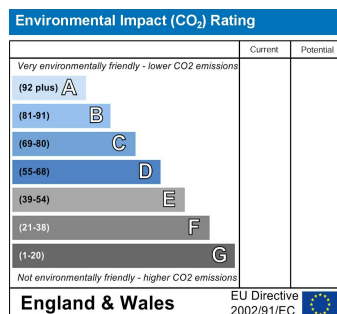
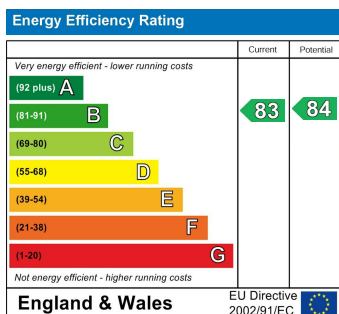
Upon entering the cul de sac, number one is the first property on the left hand side. There is a bricked drive to the front providing off road parking for three vehicles. The front garden is situated to the left hand side and laid to lawn. There is gated access via the right hand side of the property providing access into the enclosed rear garden.

The rear garden is laid predominantly to paved patio flowing immediately off the rear of the property. There is a useful composite storage shed to the right hand side. The rear garden is well enclosed with wood fencing to right, left and rear elevations. Offering an elevated area of lawn. The front can be accessed via the right hand walkway. The property also benefits from external outdoor tap.

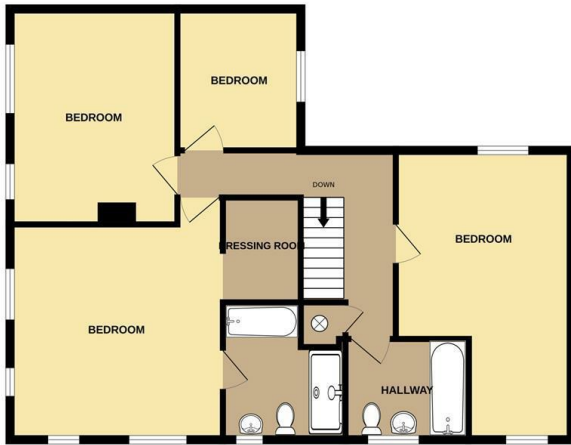
COUNCIL TAX: Band E

AGENTS NOTE:

There is a Development Management Fee of approx £100 per annum.



FIRST FLOOR



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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