

MAY WHETTER & GROSE

44 COOPERAGE ROAD, TREWOON, PL25 5SN
GUIDE PRICE £225,000



A DELIGHTFUL AND WELL PRESENTED MID TERRACED CHARACTER HOME SET OVER THREE STOREYS, BENEFITTING FROM THREE BEDROOMS, ENCLOSED REAR GARDEN AND OPEN PLAN LOUNGE/DINER. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND CONSERVATORY. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS POPULAR SETTING WITHIN CLOSE PROXIMITY OF ST AUSTELL. PLEASE SEE AGENTS NOTE. EPC - F



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Trewoon is a small village on the outskirts of St Austell and has a range of amenities including Post Office and convenience store, a hairdressing salon and a church. The recently regenerated St Austell town centre is within walking distance of the property 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 8 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, travel in the direction of Truro and take the A3058 Newquay road. Continue on this road and upon entering Trewoon the property will appear on the left, just after Meadow Park and opposite Trevarno Close.

THE 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 obscure glazing and matching high level sealed glazed unit above, allows external access into:

ENTRANCE HALL:

23'5" x 3'5" at maximum including stairs to first (7.16m x 1.05m at maximum including stairs to first)



High level mains enclosed fuse box, carpeted flooring, textured ceiling. Door through to dining area. Carpeted stairs to first floor.

DINING ROOM:

11'2" x 12'11" (3.41m x 3.95m)



Upvc double glazed window to rear elevation overlooking the conservatory to the rear of the property. Door through to kitchen. Large opening though to lounge. The properties Rayburn Regent is set within the chimney recess in the dining area and has decorative wooden mantle above. We understand that this operates three radiators and heats the hot water. Carpeted flooring. Door provides access to under stairs storage void and further higher level door offers access to larder storage area offering tremendous shelf storage options. Textured ceiling.



LOUNGE:

10'3" x 11'5" (3.14m x 3.49m)



A large opening provides access off the dining room to the lounge. Upvc double glazed window to front elevation. Focal feature fireplace with slate hearth backing and decorative mantle. Carpeted flooring. BT Openreach telephone point. Textured ceiling. A beautiful space flowing off the dining area.

**KITCHEN:**

10'4" x 7'9" (3.16m x 2.38m)



Upvc double glazed door to side elevation with upper and lower sealed glazing allowing access to the conservatory and further Upvc double glazed window to side elevation. Matching wall and base kitchen units complemented by a granite effect roll top work surface. Ceramic sink with central mixer tap and matching draining board. Space for washing machine and electric oven, tiled effect laminate flooring, exposed ceiling beams. Space for fridge freezer. Tiled walls to water sensitive areas. Fitted extractor fan.

CONSERVATORY:

8'7" x 6'4" (2.62m x 1.94m)



A fantastic addition to the property with Upvc double glazed door to rear elevation. Upvc double glazed roof. Tiled flooring. This conservatory benefits from the addition of power. Currently utilised as a breakfast room with delightful views over the enclosed rear garden.

LANDING:

11'6" x 5'4" (3.52m x 1.63m)

Doors off to shower room, bedrooms 1 and 2, stairs lead up to the second floor bedroom. Carpeted flooring, textured ceiling.

SHOWER ROOM:

10'0" x 8'9" at maximum (3.05m x 2.68m at maximum)



A well presented updated white suite with large open shower cubicle with wall mounted electric shower. Ceramic hand wash basin with mixer tap. Low level flush WC with soft close technology. The sink and toilet are set within vanity storage unit offering tremendous storage options below and above. Tiled walls to water sensitive areas. Tile effect laminate flooring. Radiator. Upvc double glazed window to side elevation with obscure glazing. Textured ceiling. Door opens giving access to the properties airing cupboard housing the hot water tank to the right hand side with further slatted storage options set within.

BEDROOM 2:

11'5" x 9'10" (3.50m x 3.01m)



Upvc double glazed window to rear elevation enjoying a delightful outlook over the enclosed rear garden and open countryside beyond in the distance. Carpeted flooring. Radiator.

BEDROOM 1:

15'4" x 10'5" (at maximum to back of fitted wardro (4.68m x 3.18 (at maximum to back of fitted wardrobe)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Seven doors open to provide access to tremendous inbuilt wardrobe facilities offering hanging and high level storage space.



STAIRS TO BEDROOM THREE: Upvc double glazed window to front elevation provides natural light. Carpeted flooring. Door through to:

BEDROOM 3:

12'4" x 12'0" at maximum (3.77m x 3.68m at maximum)



Upvc double glazed window to front elevation offering

delightful elevated views over the surrounding area. Carpeted flooring. To the rear of the room , a low level door provides access to eaves storage space. Textured ceiling.



Although the property no official parking, owners in the terrace do park in the layby opposite, available on a first come, first served basis.

EXTERNAL:

To the front, the garden is laid to paving with central pond. The boundaries are clearly defined with low level privet hedges to the right and left hand side and stone wall to the front. A wooden gate provides access off the road. AGENTS NOTES: Although the property no official parking, owners in the terrace do park in the layby opposite, available on a first come, first served basis.

REAR GARDEN:

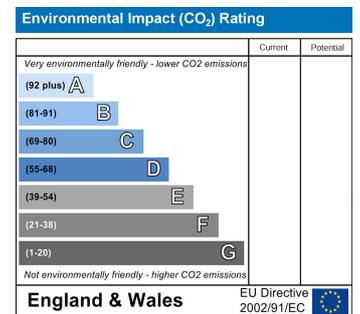
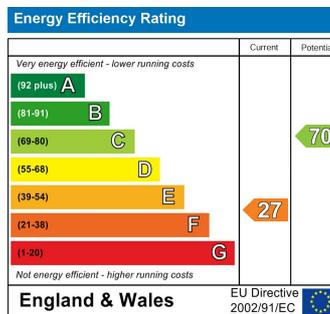
The conservatory double doors open to provide access to the enclosed rear garden. To the right hand side a wooden door opens to provide access to the external WC, housing a low level WC. Outdoor tap. There is an area of right of way, which all properties in this terrace have access. The other side of the right of way is the properties enclosed rear garden with wood fencing to right and left elevations providing a good degree of privacy. Bricked patio area at the top of the garden, complete with covered log store. Brick walkway to either side of the lawn with chipped planting area to the left. To the lower elevation a privet hedge segregates the low maintenance lower section complete with elevated pond with circular walk way around. To the far end of the garden there is an extremely useful and spacious external work space, which enjoys the benefit of light and power.

OUTBUILDING:

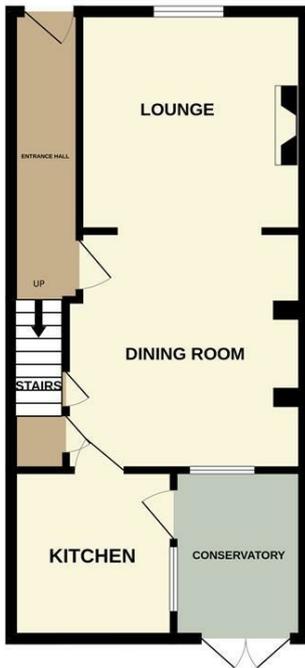
14'7" x 8'3" (4.47m x 2.53m)
 Wood framed sealed glazed window to front elevation providing natural light. Currently used to house the vendors tumble dryer and additional freezer.

COUNCIL TAX: Band B

AGENTS NOTES:



GROUND FLOOR



1ST FLOOR



2ND 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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