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## Jodela St. Austell PL26 7QN

**£250,000**

A PARTICULARLY SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME WITH AN EXCEPTIONALLY LARGE REAR GARDEN, LOCATED WITHIN THE QUAIN VILLAGE OF LITTLE TREVISCOE WITH EASY ACCESS TO THE A30 AND NEIGHBOURING TOWNS OF NEWQUAY, ST AUSTELL AND TRURO.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

### FEATURES:

- EXCEPTIONALLY SPACIOUS THREE BEDROOM FAMILY HOME
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- UNDERFLOOR HEATING ON THE GROUND FLOOR
- EXCEPTIONALLY LARGE REAR GARDEN
- WORK SHOP AND GARDEN SHED
- CONVENIENTLY LOCATED WITHIN MID CORNWALL WITH EASY ACCESS TO THE A30
- LOFT ROOM
- FAR REACHING RURAL VIEWS AT THE FRONT AND REAR
- LOCATED ON A BUS ROUTE

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## DESCRIPTION:

Welcome to Jodela; a particularly spacious three bedroom house with an exceptionally large garden located within Little Treviscoe which is a village located in the heart of Cornwall's china clay district, just over two miles from the A30 — the main road that connects the county. The village features a community centre and a children's play park, offering a friendly, local atmosphere. For a broader range of everyday amenities, the nearby villages of St Stephens and St Dennis, both just a few minutes drive away have schools, shops, cafes, post offices, pharmacy, doctors surgery, primary schools and St Stephen benefits from Brannel Secondary School. More comprehensive services can be found in St Austell, around six to seven miles away, while the city of Truro, with its extensive shopping facilities, is now reachable in roughly twenty minutes by car. Both the north and south Cornish coasts are almost equally accessible, with the popular seaside resort of Newquay located approximately ten miles away.

As you step through the front door, you're welcomed into a large open-plan lounge/diner — a wonderfully bright and airy space thanks to a front-facing window that floods the room with natural light. With ample room for both lounge and dining furniture, it's an ideal setting for relaxing evenings or entertaining guests. A log burner adds a cosy focal point, perfect for those cold winter evenings. Just off the lounge is a spacious cloakroom and plenty of storage. To the rear, the kitchen is fitted with a stylish range of cream shaker units, offering plenty of storage and workspace. There's room for a range-style oven and an American-style fridge freezer, along with a door providing direct access to the rear garden.

Upstairs, you'll find three well-sized bedrooms, each boasting built-in storage and presented to an excellent standard with modern decor and floor coverings. The modern family bathroom is a standout feature, complete with a gorgeous roll-top bath, a separate shower cubicle, WC, and wash basin — perfect for a touch of everyday luxury. From the first-floor landing, stairs lead to a versatile loft room, complete with a Velux window overlooking the rear garden, a fantastic bonus feature adding flexibility to the home.

To the front, there's a neat, low-maintenance garden, with readily available on-street parking. At the rear, the truly expansive garden is a major highlight. With a large lawned area, well-established borders, and an abundance of plants and shrubs, it's a perfect outdoor haven for families, garden enthusiasts, or those who love to entertain. There's a water and power supply to the top of the garden, a lean-to providing undercover storage, a work shop and a garden shed.

The home benefits from an air source heat pump, with underfloor heating on the ground floor and radiators on the first floor, as well as solar panels for improved energy efficiency. The water tank is located in the kitchen.

In summary, this is a rare opportunity to purchase a spacious, stylish, and energy-efficient family home with an exceptional garden and fantastic living space inside and out.

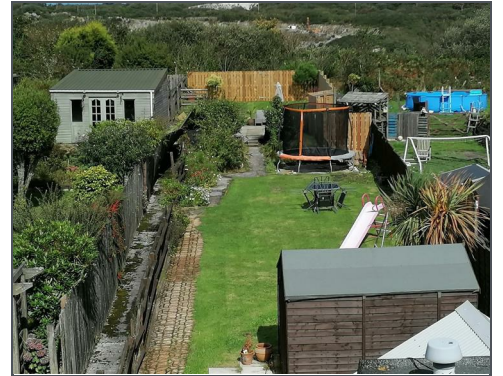
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Lounge  
6.63m x 5.03m (21'9 x 16'6)

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Kitchen  
5.13m x 2.84m (16'10 x 9'4)

.

Bedroom 1  
3.43m x 2.95m (11'3 x 9'8)

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Bedroom 2  
3.33m x 3.02m (10'11 x 9'11)

.

Bedroom 3  
2.49m x 2.03m (8'2 x 6'8 )

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Bathroom  
2.77m x 2.72m (9'1 x 8'11)

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Loft Room  
4.85m x 3.58m (15'11 x 11'9)

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## FLOORPLAN:



TOTAL FLOOR AREA: 1513 sq.ft. (140.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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