

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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2 TRENOWAH ROAD, ST AUSTELL, CORNWALL PL25 3EB

GUIDE PRICE £220,000



LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS 3 BEDROOM OLDER STYLE END OF TERRACE COTTAGE, LOCATED IN A CONVENIENT LOCATION NOT FAR FROM LOCAL SHOPS AND ADJACENT TO THE PARK. THE PROPERTY ENJOYS THE FOLLOWING: HALLWAY, LIVING ROOM/DINING ROOM, KITCHEN, SUN ROOM/PORCH, LANDING, THREE BEDROOMS, SHOWER ROOM, GARAGE, PARKING, ALARM AND GARDENS. EPC BAND (AWAITING REPORT)

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

St Austell is one of the largest towns in Cornwall and offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

Room Descriptions

Hallway

Front entrance door, stairs to first floor, built in cupboard

Living Room/Dining Room

22' 0" x 9' 6" (6.71m x 2.90m)
Upvc windows to front and rear, two radiators, stone mock fireplace

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)
Fitted with a range of wall, base and drawer units with work surface over, gas cooker connection point, sink and drainer unit, plumbing for washing machine, upvc windows to rear and side elevations, upvc door into

Sun Room/Rear Porch

6' 5" x 6' 1" (1.96m x 1.85m)
Upvc windows and sliding doors to rear garden

Landing

Access to loft

Bedroom 1

9' 9" x 9' 4" (2.97m x 2.84m)
Upvc window to front elevation, radiator

Bedroom 2

11' 8" x 7' 0" (3.56m x 2.13m)
Upvc window to rear elevation, radiator

Bedroom 3

8' 2" x 7' 6" (2.49m x 2.29m)
Upvc window to rear elevation, radiator

Shower Room

An L-shaped room with shower cubical with electric shower over, wash hand basin, low level WC, radiator and upvc window to front elevation

Garage

9' 3" narrowing to 6'9" x 14' 5" (2.82m x 4.39m) up and over door to front, electric

External WC

Low level WC

Garden

To the front of the cottage driveway gates give access to a parking space and in turn the garage. Adjoining the house is a paved and stone chipped low maintenance garden. A path leads to the side of the garage to the rear where an above average sized garden is found with a seating area next to the sun room and a long stone chipped garden with mature shrubs. At the bottom of the garden a useful storage building and greenhouse are located.

Council Tax

Band B