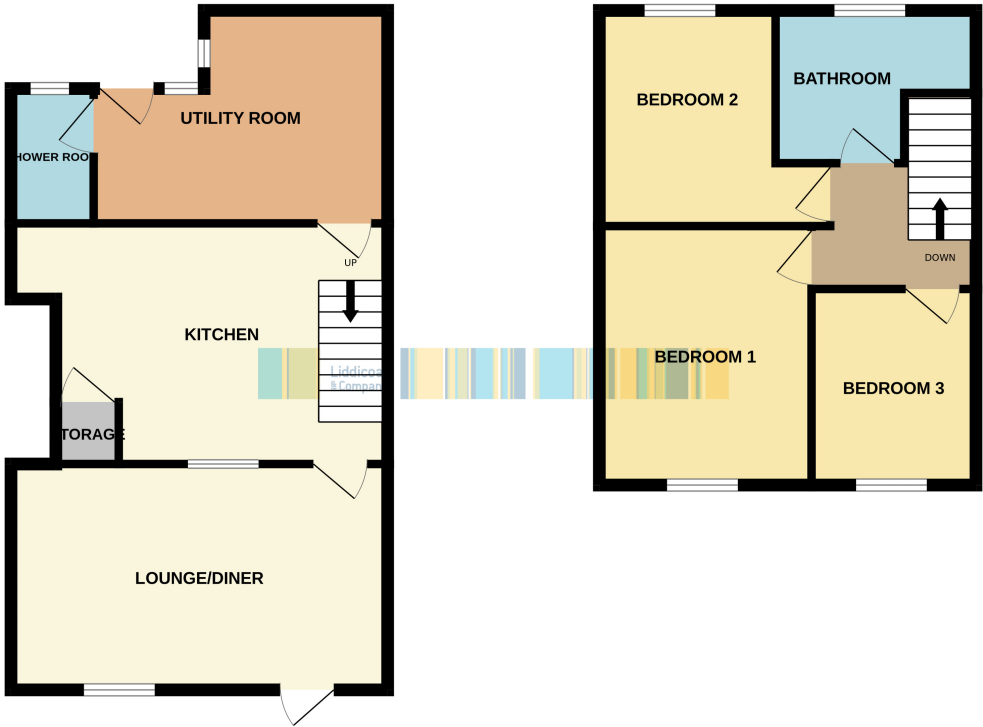


GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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.  
 Made with Metropix 12/2025



**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.

# TREVERBYN ROAD, ST AUSTELL, CORNWALLPL25 4ET

PRICE £269,950



A TRADITIONAL STONE BUILT SEMI DETACHED HOUSE WITH CHARACTER CONVENIENTLY BUT QUIETLY SITUATED AWAY FROM THE MAIN ROAD, BUT STILL WITHIN EASY WALKING DISTANCE TO LOCAL SCHOOLS AND SHOPS. LOVELY COASTLINE VIEWS, ENCLOSED PRIVATE GARDEN. THE PROPERTY HAS BEEN IMPROVED BY THE OWNERS OVER TIME AND NOW OFFERS INDIVIDUAL VERSATILE ACCOMMODATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS AND DOORS. BRIEFLY THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, UTILITY ROOM, SHOWER ROOM, KITCHEN, LIVING ROOM, THREE BEDROOMS AND BATHROOM. OUTSIDE PARKING/DRIVEWAY, HOME OFFICE, MATURE WELL STOCKED PRIVATE GARDEN WITH THREE PATIO AREAS.





### The Property

A traditional stone built semi detached house with character conveniently but quietly situated away from the main road, but still within easy walking distance to local schools and shops. The property has been improved by the owners over time and now offers individual versatile accommodation benefiting from gas fired central heating and double glazed windows and doors. Briefly the accommodation comprises of entrance lobby, utility room, shower room, kitchen, living room, three bedrooms and bathroom. Outside parking/driveway, home office, mature well stocked private garden with patio.

This home has some nice individual touches including a nice solid Oak front door leading into the utility room, which is also fitted out with plenty of storage, Oak flooring and recessed lighting, with doorway through to the well fitted kitchen which has this traditional rustic look with a feature exposed stone and brick wall, open beamed ceilings and solid wooden work surface all complimented with modern units and built in appliances. There is a hardwood door leading into the living room, which enjoys a small open fireplace open beamed ceiling and a picture window overlooking the rear garden. To the first floor we have a modern yet period bathroom with a claw foot round top bath with a shower mixer tap ,vanity unit and partially tiled walls. Three bedrooms finish of the accommodation internally although there is a very useful modern home office.

### Room Descriptions

#### Entrance lobby/utility Room

4.1m x 3.0m (13' 5" x 9' 10") with an Oak door leading in, Oak flooring, sink unit, wall mounted gas fired boiler supplying radiators and hot water, space and plumbing for washing machine, recessed lighting, Velux skylight, door to:

#### Shower room

1.0m x 1.92m (3' 3" x 6' 4") Fitted with a generous sower enclosure, stone basin set on a natural wood shelf, built in wall taps adding that extra touch, low level W.C. window to the front, vertical towel radiator.

#### Kitchen

5.33m x 3.4m (17' 6" x 11' 2") A modern kitchen fitted with light Grey fronted wood effect units, solid wood work tops, ceramic hob, built in oven, space for microwave, open beamed ceilings, exposed stone and brick wall, tiled floor, window into the living room, wall light, built in storage cupboard, part glazed door leading to the living room. Stairs to the first floor.

#### Living Room

5.33m x 3.2m (17' 6" x 10' 6") Featuring a full height window over looking the garden, full glazed door leading out to the garden, small recessed fireplace, open beamed ceiling.

#### Bedroom 1

3.0m x 3.7m (9' 10" x 12' 2") With window to the front enjoying great

#### Bedroom 2

2.9m x 3.2m (9' 6" x 10' 6") narrowing to 2.9m x 2.5m (9' 6" x 8' 2") with window to the front. Attractive Victorian style fireplace with registered style grate and wooden mantel.

#### Bedroom 3

2.27m x 2.7m (7' 5" x 8' 10") Window to the rear. With lovely sea and coastline views.

#### Bathroom

2.6m x 1.8m (8' 6" x 5' 11") Max, fitted with a Victorian style suite comprising of a roll top claw foot bath with Victorian style shower mixer attachment, vanity wash hand basin, and low level W.C. partially tiled walls, towel radiator.

#### Home Office

Recently constructed with power and light.

#### Outside

The property is approached from the main road via a small tarmac lane which serves several properties. There is a side driveway. The rear garden offers three patios areas, plus an artificial lawn area and a lovely variety of plants and shrubs providing a great deal of privacy and shelter.