



TRENANCE ROAD, ST AUSTELL

PRICE £229,950



FOR SALE WITH NO ONWARD CHAIN, THIS DETACHED THREE-BEDROOM BUNGALOW SITS IN AN ELEVATED POSITION ON THE NORTH-EASTERN EDGE OF TOWN, BOASTING STUNNING VIEWS ACROSS THE TOWN AND VALLEY. PACKED WITH POTENTIAL, THE PROPERTY WOULD BENEFIT FROM MODERNISATION - A FANTASTIC CHANCE TO SECURE A HOME WITH VIEWS, SPACE, AND SCOPE TO ADD VALUE.

THE PROPERTY IS OF CORNISH UNIT CONSTRUCTION (A NON-STANDARD FORM OF CONSTRUCTION). THIS TYPE OF CONSTRUCTION MAY NOT BE ACCEPTABLE TO ALL LENDERS. PROSPECTIVE PURCHASERS ARE ADVISED TO SEEK ADVICE FROM THEIR MORTGAGE PROVIDER OR BROKER REGARDING SUITABILITY.

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.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

For sale with no onward chain, this detached three-bedroom bungalow sits in an elevated position on the north-eastern edge of town, boasting stunning views across the town and valley. Packed with potential, the property would benefit from modernisation - A fantastic chance to secure a home with views, space, and scope to add value.

In brief the accommodation comprises of Entrance porch, kitchen/dining room, lounge, three good sized bedrooms and large bathroom. Outside garage, large front garden enclosed rear garden and driveway. Please note the driveway is fairly steep and not suitable for wheelchair users.

A quiet non estate location enjoying an elevated position away from the bustle of town life but only a short distance to all the amenities the town has to offer being less than a quarter of a mile away.

the property is of Cornish unit construction (a non-standard form of construction). This type of construction may not be acceptable to all lenders. Prospective purchasers are advised to seek advice from their mortgage provider or broker regarding suitability.

Room Descriptions

Entrance porch

With glazed door and door leading to the kitchen/dining room, patio doors leading to the front patio area.

Lounge

3.1m x 4.85m (10' 2" x 15' 11") Featuring a large front-facing picture window framing stunning views across the Gover Valley, plus a charming open fireplace — a real highlight of the home.

Kitchen/Dining Room

6.23m x 4.322m (20' 5" x 14' 2") max narrowing to 6.23m x 3.16m (20' 5" x 10' 4") With low voltage lighting, access to the roof void, Stable Upvc door to the side, built in cupboard with RCD unit, sink unit space and plumbing for washing machine, space for cooker, built in cupboard with louvre doors with plumbing for washing machine, wall mounted Worcester gas fired boiler supplying radiators and hot water.

Bedroom 1

3.62m x 3.5m (11' 11" x 11' 6") Fitted with a range of wardrobe cupboards, two windows to the rear and two wall lights.

Bedroom 2

3.1m x 3.6m (10' 2" x 11' 10") With two Upvc windows to the rear.

Bedroom 3

3.1m x 2.62m (10' 2" x 8' 7") Window to the front.

Bathroom

2.6m x 2.8m (8' 6" x 9' 2") With a ceramic tiled floor, T&G panelling to Dado height, vertical towel radiator, two built in sink units, low level W.C. shower cubicle with Triton Electric shower, two windows to the rear.

Outside

To the front, is a small lay-by area just before the driveway. The driveway widens on approach, offering ample space before continuing up to the garage positioned at the top.

Steps rise from the lower driveway through the front garden to a paved patio seating area—perfect for enjoying the outlook. From here, a pathway runs along the right-hand side, giving access to the side kitchen door and continuing to the rear. A further short flight of steps leads up to the rear garden.