

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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63 TRELAVOUR ROAD, ST DENNIS, ST AUSTELL, CORNWALL PL26 8AH

PRICE £305,000



FOR SALE AN OLDER STYLE DETACHED THREE BEDROOM STONE BUILT HOUSE OCCUPYING A PLEASANT VILLAGE LOCATION CLOSE TO LOCAL SHOPS AND SCHOOLS. THE PROPERTY IS OFFERED FOR SALE AND IS CHAIN FREE. IN BRIEF THE ACCOMMODATION COMPRISES ENTRANCE PORCH, LOUNGE, DINING ROOM, UTILITY ROOM, KITCHEN, SIDE PORCH, THREE BEDROOMS, BOX ROOM AND SHOWER ROOM. OUTSIDE A DRIVEWAY, GARAGE AND MATURE WELL TENDED LARGE GARDEN.

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

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

For sale an older style detached three bedroom stone built house occupying a pleasant village location close to local shops and schools. The property is offered for sale and is chain free. In brief the accommodation comprises entrance porch, lounge, dining room, utility room, kitchen, side porch, three bedrooms, box room and shower room. Outside a driveway, garage and mature well tended large garden.

Room Descriptions

Front Porch

Half glazed door leading to:

Dining Room

11' 2" x 10' 8" (3.40m x 3.25m).
Window to the front. Radiator.
Tiled fireplace.

Lounge

14' 10" x 11' 6" (4.52m x 3.51m).
Granite open fire place. Window to the front. Radiator. Bay recess.

Rear Lobby

Under stairs cupboard.

Kitchen

9' 8" x 8' 9" (2.95m x 2.67m).
Window to the side. Double glazed door leading to the side porch.
fitted with a range of hi gloss white units, built in double oven, ceramic hob and extractor fan. Tiled splashback and rolltop worktop.

Utility Area

11' 0" x 3' 7" (3.35m x 1.09m).
Window to the rear.

Bedroom 1

9' 3" x 15' 0" (2.82m x 4.57m).
Window to the front. Radiator.

Box Room

5' 3" x 6' 4" (1.60m x 1.93m).
Airing cupboard with tank and shelving.

Bedroom 2

11' 3" x 10' 2" (3.43m x 3.10m).
Window to the front. Radiator.

Bedroom 3

8' 9" x 10' 0" (2.67m x 3.05m).
Window to the side. Radiator.

Shower Room

8' 4" x 4' 5" (2.54m x 1.35m).
Double shower. Mira shower unit.
Low level WC. Window to the rear.
Radiator. Wash hand basin.

Outside

To the front of the property there is a driveway with parking for several cars and access to the garage. Also to the rear is an outbuilding which has power, light and a sink unit with water supplied making a good store room. There is a lawned section to the front and to the rear a delightful garden with aluminium greenhouse and stone outbuilding.