

50 TREVAIL WAY, ST AUSTELL, CORNWALL PL25 4QT

PRICE £281,950



FOR SALE A NEO GEORGIAN STYLE DETACHED FOUR BEDROOM HOUSE CONVENIENTLY SITUATED WITHIN A POPULAR LOCATION LYING CLOSE TO THE TOWN CENTRE AND LOCAL SHOPS. THE ACCOMMODATION IS WELL ARRANGED AND WELL PROPORTIONED OFFERING FOUR BEDROOM FAMILY ACCOMMODATION. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, CLOAKROOM, LARGE DUAL ASPECT LOUNGE, SEPARATE DINING ROOM, KITCHEN, CONSERVATORY, FOUR BEDROOMS, ENSUITE SHOWER ROOM, FAMILY BATHROOM. OUTSIDE DETACHED GARAGE. ENCLOSED GARDEN TO THE REAR. EPC C.

**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

For sale a Neo Georgian style detached four bedroom house conveniently situated within a popular location lying close to the town centre and local shops. The accommodation is well arranged and well proportioned offering four bedroom family accommodation. In brief the accommodation comprises of Entrance hall, cloakroom, large dual aspect lounge, separate dining room, kitchen, conservatory, four bedrooms, ensuite shower room, family bathroom. Outside detached garage. Enclosed garden to the rear.

The property also has the benefit of gas fired central heating.

Please note the property does need some improving.

### Room Descriptions

#### Entrance Hall

With stairs to the first floor, under stairs cupboard door to the cloakroom, door to the lounge and door leading to the dining room.

#### Cloakroom

6' 3" x 4' 3" (1.91m x 1.30m) With low level W.C. wash hand basin..

#### Lounge

22' 4" x 11' 8" (6.8m x 3.56m). Window to the front and side, French doors to the rear, Stone faced fireplace.

#### Dining Room

9' 7" x 12' 3" (2.92m x 3.73m) Window to the front. door to the kitchen.

#### Kitchen/Breakfast Room

9' 6" x 17' 10" (2.90m x 5.44m) A range of light wood effect units, fitted double oven, wall mounted gas boiler, window to the rear, glazed door to the conservatory, space and plumbing for washing machine.

#### Conservatory

10' 3" x 6' 8" (3.12m x 2.03m) With a hipped perspex roof, full glazed door leading to the rear garden.

#### Landing

With smoke detector, roof access, airing cupboard with hot water tank.

#### Bedroom 1

11' 8" x 12' 4" (3.56m x 3.76m) Large built in double wardrobe, door to the en suite. Window to the front.

#### En Suite Shower Room

With low level W.C. wash hand basin, shower cubicle with mains shower, extractor, window to the front.

#### Bedroom 2

12' 4" x 9' 8" (3.76m x 2.95m) Fitted wardrobe cupboard, window to the front.

#### Bedroom 3

9' 7" x 10' 7" (2.92m x 3.23m) Window to the rear.

#### Bedroom 4

9' 5" x 9' 7" (2.87m x 2.92m) Window to the rear.

#### Bathroom

6' 2" x 7' 8" (1.88m x 2.34m) Window to the rear, Panelled bath with shower mixer attachment, wash hand basin, low level W.C.

#### Garage

18' 8" x 10' 10" (5.69m x 3.30m) With metal up and over door.

#### Outside

To the front and side of the property is a brick paved area and brick paved drive leading to the garage. There is a wooden gate to the rear garden which is laid to lawn and nicely enclosed.