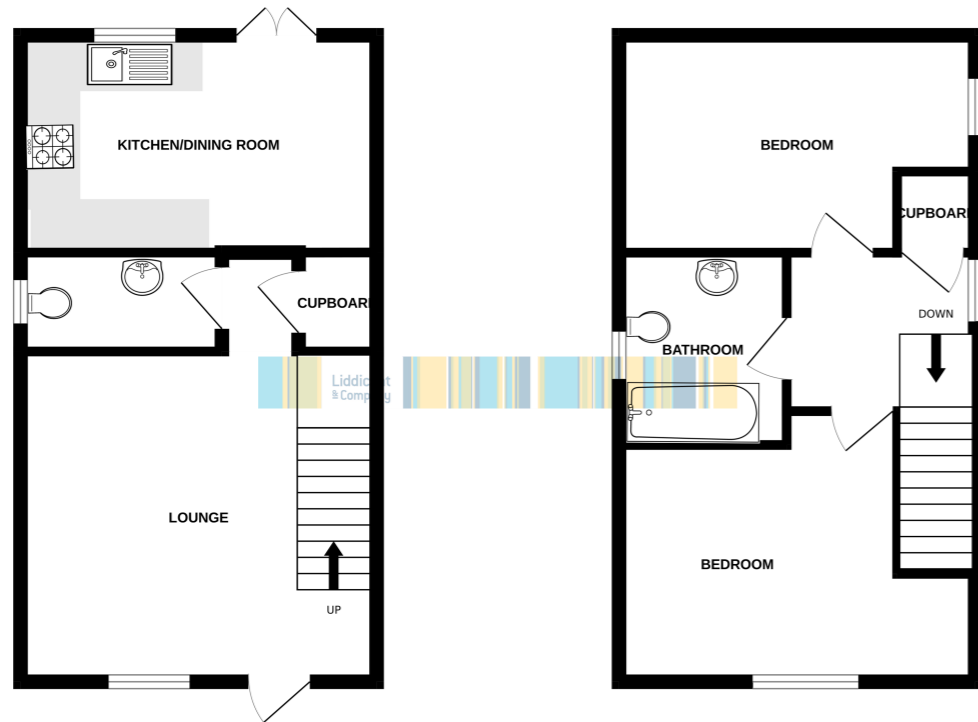


GROUND FLOOR

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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**11 NEW HOUSE, TREMAYNE ROAD, ST AUSTELL, CORNWALL  
PL25 4NE**

**PRICE £229,950**



**FOR SALE A DETACHED BRAND NEW SPACIOUS TWO BEDROOM HOUSE VERY CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF LOCAL SHOPS AND SCHOOLS. THE PROPERTY IS NOW COMPLETE AND READY FOR OCCUPATION AND IN BRIEF THE ACCOMMODATION COMPRISES OF LIVING ROOM, KITCHEN/DINING ROOM, CLOAKROOM, TWO DOUBLE BEDROOMS AND BATHROOM. THE PROPERTY ENJOYS GAS CENTRAL HEATING AND U.P.V.C. DOUBLE GLAZED WINDOWS. THERE IS OF ROAD PARKING FOR TWO CARS AT THE FRONT AND A SMALL COURTYARD STYLE GARDEN IDEAL FOR THOSE WHO WISH TO LOCK UP AND LEAVE THE PROPERTY.**

**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.

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### The Property

For sale a detached brand new spacious two bedroom house very conveniently situated within walking distance of local shops and schools. The property is now complete and ready for occupation and in brief the accommodation comprises of Living room, kitchen/dining room, cloakroom, two double bedrooms and bathroom. The property enjoys gas central heating and U.p.v.c. double glazed windows. There is of road parking for two cars at the front and a small courtyard style garden ideal for those who wish to lock up and leave the property.

### Room Descriptions

#### Kitchen/Dining Room

4.37m x 2.68m (14' 4" x 8' 10") Finished with a light grey range of units and roll top work surface, built in electric oven, hob and extractor, space and plumbing for washing machine, low voltage lighting, window to the rear, French doors to the rear, leading from the kitchen is an inner lobby area, cupboard housing wall mounted gas boiler. On the opposite site we have a cloakroom, with low level W.C. wash hand basin and extractor, window to the side.

#### Living Room

4.4m x 4.06m (14' 5" x 13' 4") Part glazed door to the front, stairs to the first floor, under stairs recess.

#### Landing

Landing window, built in storage cupboard, roof access.

#### Bedroom 1

3.5m x 3.3m (11' 6" x 10' 10") plus recess over the stair well area for wardrobe. Window to the front.

#### Bathroom

Bathroom with three piece suite, tiled walls, window to the side, low voltage lighting, low level W.C. wash hand basin, panelled bath.

#### Bedroom 2

2.96m x 4.4m (9' 9" x 14' 5") Window to the side.

#### Outside

The property occupies a small but level site with hard standing parking to the front for two cars and a small gravelled courtyard area to the rear. There is an outside tap.