

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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 any other detail. The floorplan is for illustrative purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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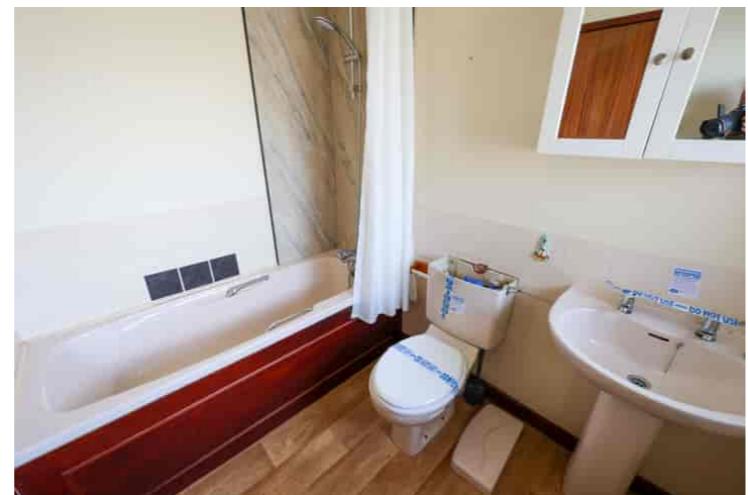
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SOCOTRA DRIVE, TREWOON, ST AUSTELL

PRICE £280,000



OFFERED FOR SALE CHAIN-FREE, THIS DETACHED THREE-BEDROOM BUNGALOW IS LOCATED IN A PEACEFUL VILLAGE SETTING, PERFECT FOR THOSE SEEKING TRANQUILITY AND POTENTIAL. THE PROPERTY FEATURES A SPACIOUS ENTRANCE HALL, A LARGE LOUNGE/DINING ROOM, AND A WELL-PROPORTIONED KITCHEN, PROVIDING VERSATILE LIVING SPACES. THE THREE COMFORTABLE BEDROOMS AND FAMILY BATHROOM COMPLETE THE INTERIOR LAYOUT. ADDITIONALLY, THE PROPERTY INCLUDES AN ATTACHED GARAGE FOR CONVENIENT STORAGE OR PARKING. EXTERNALLY, YOU'LL FIND AN ENCLOSED REAR GARDEN, OFFERING A PRIVATE OUTDOOR SPACE TO RELAX OR CUSTOMIZE TO YOUR PREFERENCE. THE PROPERTY BENEFITS FROM ELECTRIC CENTRAL HEATING BUT WOULD WELCOME SOME IMPROVEMENT, MAKING IT AN EXCITING OPPORTUNITY TO ADD YOUR PERSONAL TOUCH AND ENHANCE ITS VALUE. THIS BUNGALOW OFFERS EXCELLENT POTENTIAL FOR TRANSFORMATION IN A SERENE AND DESIRABLE LOCATION—READY TO BE MADE YOUR OWN !



The Property

Offered for sale chain-free, this detached three-bedroom bungalow is located in a peaceful village setting, perfect for those seeking tranquility and potential. The property features a spacious entrance hall, a large lounge/dining room, and a well-proportioned kitchen, providing versatile living spaces. The three comfortable bedrooms and family bathroom complete the interior layout. Additionally, the property includes an attached garage for convenient storage or parking. Externally, you'll find an enclosed rear garden, offering a private outdoor space to relax or customize to your preference. The property benefits from electric central heating but would welcome some improvement, making it an exciting opportunity to add your personal touch and enhance its value. This bungalow offers excellent potential for transformation in a serene and desirable location—ready to be made your own!

Trewoon is a charming village located on the western outskirts of St Austell in Cornwall, England. The village boasts a range of amenities, including a post office, convenience store, village hall, playing fields, hairdressers, and public house. Trewoon has a rich history, with mentions in the Domesday Book and ties to the china clay industry, which played a significant role in its development. The scenic surroundings and close proximity to St Austell make Trewoon an appealing location.

Room Descriptions

Entrance Hall

An inviting open porch sets the tone, leading to a full-glazed, double-glazed hardwood door with a matching side screen, creating an attractive and welcoming entrance. Inside, you'll find a feature archway adding character to the space, roof access for practicality, and an airing cupboard housing a hot water cylinder, perfectly suited for storage and heating solutions.

Kitchen

11' 4" x 9' 6" (3.45m x 2.90m) Featuring a front-facing window and a half-glazed side door, this space is thoughtfully designed. It is fitted with a pine-fronted range of units and half-tiled walls. The inclusion of an extractor fan ensures a fresh and airy environment, while a serving hatch to the lounge/dining room adds convenience and a delightful touch for entertaining.

Lounge/Dining Room

23' 5" x 11' 4" (7.14m x 3.45m) This space boasts a charming brick open fireplace, creating a cozy and inviting atmosphere, complemented by heating solutions, including a Quantum heater and a Creda night storage heater. Natural light streams in through the side and rear-facing windows, while patio doors provide direct access to the delightful garden area, seamlessly blending indoor and outdoor living.

Bedroom 1

13' 0" x 8' 9" (3.96m x 2.67m) Window to the front. Night storage heater.

Bedroom 2

12' 4" x 9' 9" (3.76m x 2.97m) With window to the rear.

Bedroom 3

7' 3" x 9' 8" (2.21m x 2.95m) Window to the rear.

Bathroom

7' 6" x 5' 3" (2.29m x 1.60m) Window to the front, Has a three piece suite comprising of a panelled bath, low level W.C. was hand basin.

Garage

20' 6" x 8' 6" (6.25m x 2.59m) The garage is equipped with a convenient metal up-and-over door, providing easy access. It also features power and lighting connections, ensuring functionality and versatility. A rear-facing window and door.

Outside

The outdoor space includes a charming small patio that opens onto a level, enclosed lawn, perfect for relaxation or entertaining. The garden is bordered by sheltered, mature shrubs, providing privacy and a serene, natural ambience.