

GROUND FLOOR



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Made with floorplan 02023

TWIN OAKS, TYE HILL CLOSE, TREWOON, ST AUSTELL, CORNWALL PL25 5SG

PRICE £595,000



FOR SALE TWINOAKS IS A LARGE INDIVIDUAL DETACHED BUNGALOW DELIGHTFULLY SITUATED IN A QUIET VILLAGE LOCATION AT THE END OF A SMALL SELECT CUL DE SAC WITH DELIGHTFUL OPEN OUTLOOK OVER A SMALL LEVEL Paddock. THIS PROPERTY OFFERS SPACIOUS ACCOMMODATION WHICH IN BRIEF COMPRISES OF LARGE ENTRANCE HALL, LOUNGE WITH WOOD BURNER, KITCHEN/DINING ROOM, UTILITY ROOM, THREE BEDROOMS, MAIN BATHROOM, EN SUITE SHOWER ROOM AND A VERY LARGE DOUBLE GARAGE WHICH HAS HUGE POTENTIAL TO CONVERT INTO AN ADDITIONAL ANNEX OR EXTEND THE EXISTING ACCOMMODATION. OUTSIDE PLENTY OF PARKING, LANDSCAPED EASY TO MAINTAIN GARDEN TO THE FRONT LEVEL LARGE GARDEN TO THE SIDE AND REAR GARDEN/GRAVELLED AREA.

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 and CHAINFREE, Twinoaks is a large individual detached bungalow situated in a quiet village location at the end of a small select cul de sac with rural open outlook over a small level paddock. This property offers spacious accommodation which in brief comprises of large entrance hall, lounge with wood burner, kitchen/dining room, utility room, three bedrooms, main bathroom, en suite shower room and a very large double garage which has huge potential to convert into an additional annex or extend the existing accommodation. Outside plenty of parking, landscaped easy to maintain garden to the front level large garden to the side and rear garden/gravelled area.

This property enjoys LPG gas central heating and the windows are of the U.P.V.C type.

Trewoon is a small popular village with village hall, public house, hairdressers, fish and chip shop and village shop/post office. St Austell the main town is only a mile away and offers a full range of amenities expected of a town of this size.

Room Descriptions

Entrance Hall

Composite door with stained leaded glazed panels, access to the roof void which has a ladder, fully boarded to the main sections with power and light, With such a big roof space there is further potential to extend into the roof space, subject to planning consent. window to the side, smoke detector, UPVC door which has leaded glazed panelling which leads to the side, double radiator.

Living Room

22' 6" x 12' 6" (6.86m x 3.81m) impressive feature fireplace, raised with sedimentary stone brick detail and that is housing a wood burner, window to the rear, two windows to the side, sliding patio doors which lead to the front patio area. Two double radiators, three wall lights and infrared sensor, small paned doors leading to the kitchen/ breakfast room.

Kitchen/ Breakfast Room

22' 5" x 11' 3" (6.83m x 3.43m) dual aspect with windows to the front and rear, double radiator, alarm sensor and peninsula unit with breakfast bar end, wooden block effect work surface with a range of light cream/ white base units, high level cupboards, glazed. Space and plumbing for washing machine, one and a half sink bowl unit, space for American style fridge freezer. Door through to the entrance hall.

Utility

4' 9" x 10' 0" (1.45m x 3.05m) wall mounted Baxi boiler, (still under guarantee), space and plumbing for washing machine, two high level cupboards, extractor, sink unit, three base units, larder storage unit, space for tumble drier.

Bedroom 1

12' 8" x 12' 6" (3.86m x 3.81m) double radiator, window to the rear, patio doors leading to the side patio, built in wardrobe cupboard and door to en suite.

En Suite

4' 2" x 12' 7" (1.27m x 3.84m) window to rear, partially tiled with low level WC, wash hand basin, mixer tap, pea shaped bath with shower screen, Triton Shower, towel radiator, two wall lights.

Bedroom 2

9' 6" x 14' 5" (2.90m x 4.39m) mirrored triple wardrobe, double radiator, alarm sensor, window to the rear.

Bedroom 3/ Study

9' 7" x 10' 0" (2.92m x 3.05m) window to side, radiator.

Bathroom

10' 3" x 8' 2" (3.12m x 2.49m) window to rear, partially tiled wall, claw foot semi roll top bath with Victorian shower mixer, low level WC, tiled floor, extractor, two wall lights, shaver socket and a nice double shower with built in mains shower, bracket for TV point.

Garage

23' 7" x 20' 0" (7.19m x 6.10m) remote electric up and over door, second door, power and light, access to a large roof space and window to the side, part glazed door to the side.

Outside

Gravel pathway with outside tap attached to garage and security camera, security lights, outside courtesy light in the recessed porch. At the front a well stocked shrub bed with wood chippings and ornamental fish pond, planted with various pines and ferns. Timber decking extends out from living room and round to the side where there is more decking which then leads to the rear of the property where there is an outside power point and a wide gravelled pathway which backs onto a small paddock and a further shrub bed which then leads round to the patio which is accessed off the main bedroom and then a timber pathway leading through to a nice timber summer house (10' x 8'). The main garden area is to the left hand side facing the front, there are three outside taps, courtesy light and recessed porch. The large side garden has a variety of mature trees and hard standing base for LPG central heating plus a further shrub bed which leads to the front of the property.