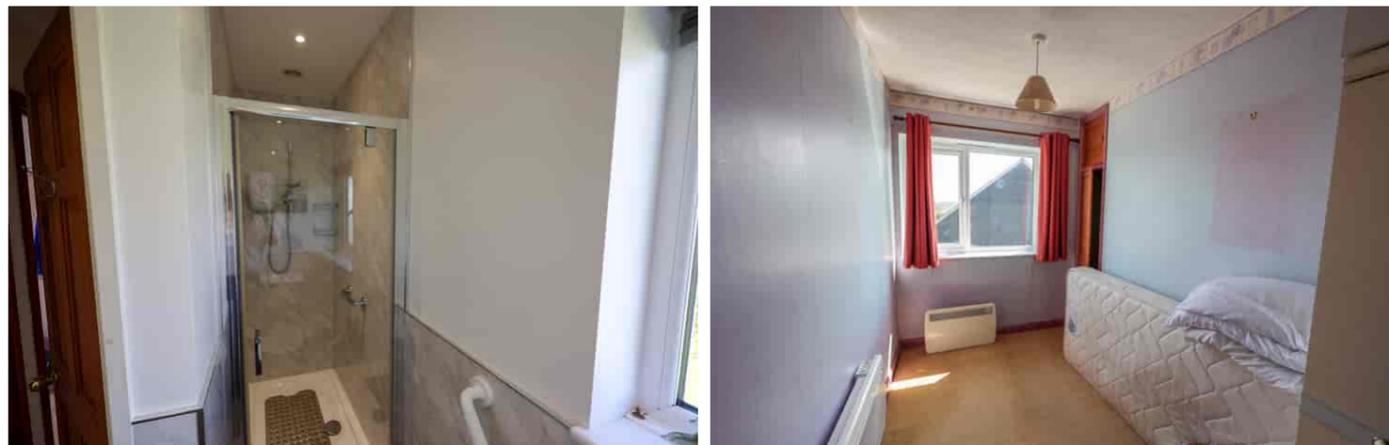


29 TREMEWAN, TREWOON, ST AUSTELL, CORNWALL PL25 5TG

PRICE £225,000



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.

FOR SALE AND CHAIN FREE IS THIS WELL PROPORTIONED RECENTLY IMPROVED FOUR BEDROOM TERRACED HOUSE SITUATED IN AN ESTABLISHED RESIDENTIAL CLOSE WITH LOCAL SCHOOLS AND SHOPS NEARBY. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, L-SHAPED LOUNGE/DINING ROOM WITH PATIO DOOR OPENING TO CONSERVATORY, REFITTED KITCHEN, CLOAKROOM AND ON THE FIRST FLOOR FOUR BEDROOMS AND MODERN SHOWER ROOM. OUTSIDE LEVEL LAWNED GARDEN TO THE FRONT AND AN ENCLOSED GARDEN TO THE REAR WITH USEFUL BLOCK BUILT OUTBUILDING.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

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The Property

For sale and chain free is this well proportioned recently improved four bedroom terraced house situated in an established residential close with local schools and shops nearby. The accommodation comprises of entrance hall, L-shaped lounge/dining room with patio door opening to conservatory, refitted kitchen, cloakroom and on the first floor four bedrooms and modern shower room. Outside level lawned garden to the front and an enclosed garden to the rear with useful block built outbuilding.

The rural village of Trewoon offers good village amenities with social club, convenience store, Post Office, fish and chip shop, public house and garage. The main St Austell town centre is just over one mile away.

Room Descriptions

Entrance Hall

Part patterned glazed door to hallway.
Door to lounge, door to kitchen and door to WC on split level landing. Night storage heater, turning staircase to first floor.

Lounge

16' 10" x 13' 0" (5.13m x 3.96m)
Maximum. L-shaped room and including chimney breast. Night storage heater, telephone point and TV aerial point. Window to front and sliding patio door to conservatory.

Conservatory

8' 6" x 6' 10" (2.59m x 2.08m)
Windows to either side and French doors to garden.

Kitchen

10' 6" x 11' 2" (3.20m x 3.40m)
Fitted with a modern range of light grey fronted base and wall units, providing cupboard and drawer storage. Wood working surface over housing inset sink unit and incorporating breakfast seating area. Acrylic splash backs, built-in washing machine and fridge/freezer, eye level oven, microwave and hob, inset ceiling spotlights, window to rear and part-patterned glazed door to rear.

Landing

Night storage heater and access hatch to roof space. Window to front.

Bedroom 1

13' 1" x 10' 4" (3.98m x 3.15m)
Plus recess wardrobe. Window to rear and electric wall mounted heater.

Bedroom 2

11' 1" x 7' 4" (3.38m x 2.23m)
Electric wall mounted heater, window to rear and door to recessed cupboard.

Bedroom 3

9' 4" x 7' 3" (2.84m x 2.21m)
Electric wall mounted heater and window to front.

Bedroom 4

11' 1" x 6' 1" (3.38m x 1.85m)
Plus to recess cupboard. Electric wall mounted heater and window to rear.

Bathroom

4' 4" x 5' 6" (1.32m x 1.68m)
Recently refitted with a modern white suite comprising recessed shower cubicle with acrylic backing and Triton electric shower. Concealed WC and wash basin, towel radiator, acrylic backed walls and patterned glazed window to front

Outside

To the front there is level lawned garden. A shared pathway with the neighbouring property leads to the front entrance with shared pathway underneath the property leading to the rear garden. To the rear is a good sized lawned garden, timber fencing to boundaries and a large solid outbuilding which is divided up into three stores. The first store measuring 7' x 6'6" (2.13 x 1.98m), with light and power connected and window to front. The second store measuring 7' x 2'7" (2.13 x 0.79m), with door to side. The third one is 7' x 7' (2.13 x 2.13m) with pedestrian door and window to rear.