

TRENILIN, RUDDLEMOOR, ST AUSTELL, CORNWALL PL26 8XF

PRICE £215,000



FOR SALE AN OLDER STYLE VICTORIAN STONE BUILT HOUSE SITUATED IN A SMALL HAMLET LYING A FEW MILES NORTH OF ST AUSTELL TOWN. THE ACCOMMODATION REQUIRES SOME UPDATING BUT OFFERS GENEROUSLY PROPORTIONED ROOMS WHICH IN BRIEF COMPRISE OF ENTRANCE HALL, LOUNGE, WITH SEPARATE DINING AREA, KITCHEN, TWO DOUBLE BEDROOMS AND LARGE BATHROOM. OUTSIDE HARDSTANDING FOR TWO CARS AND TO THE REAR AN ENCLOSED SMALL GARDEN AREA. THE PROPERTY HAS U.P.V.C. WINDOWS AND DOORS, LPG GAS HEATING AND AN ATTRACTIVE CHARACTERFUL LIVING AND DINING AREA WITH OPEN BEAMED CEILINGS AND OPEN FIREPLACE WITH HI LEVEL WOODEN MANTEL AND RAYBURN INSET,(NOT TESTED).

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

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933





The Property

For sale an older style Victorian stone built house situated in a small hamlet lying a few miles North of St Austell town. The accommodation requires some updating but offers generously proportioned rooms which in brief comprise of Entrance hall, lounge, with separate dining area, kitchen, two double bedrooms and large bathroom. Outside hardstanding for two cars and to the rear an enclosed small garden area. The property has U.p.v.c. windows and doors and an attractive characterful living and dining area with open beamed ceilings and open fireplace with hi level wooden mantel and Rayburn inset,(not tested).

The property is chain free and once improved offer a well proportioned character home.

Ruddle Moor is a small hamlet lying to the North of St Austell approximately 2 miles distant and within the town there is a wide range of shopping facilities, schools and numerous out of town supermarkets.

For those who like walking the clay trails are immediately accessible from the property.

Room Descriptions

Entrance Hall

With part glazed U.p.v.c. door, stairs to the first floor.

Kitchen

2.25m x 2.68m (7' 5" x 8' 10") With half glazed U.p.v.c. door to the rear garden area, consumer unit, window to the side, wall mounted Worcester gas fired boiler, modern base units and high level wood effect cupboards, granite worktops, built in electric oven hob and extractor above. Doorway leading to the dining room.

Dining Room

3.88m x 3.59m (12' 9" x 11' 9") An attractive hi level wooden mantel, with Rayburn inset, exposed stonework, large under stair cupboard, open beamed ceiling, three wall lights, open archway through to the lounge area,

Living Room

3.87m x 2.929m (12' 8" x 9' 7") With two wall lights, window to the front, natural slate open fireplace with slate hearth,

Landing

With access to the roof void with loft ladder, window to the side, airing cupboard with cylinder and immersion heater.

Bathroom

2.03m x 2.6m (6' 8" x 8' 6") With window to the front, low level W.C. wash hand basin and corner bath with Triton electric shower and towel rail.

Bedroom 1

3.55m x 2.96m (11' 8" x 9' 9") Window to the front.

Bedroom 2

3.021m x 3.47m (9' 11" x 11' 5") fitted wardrobe cupboards, built in storage area.

Outside

To the front is hard standing for two cars with side access to the left leading to the rear courtyard/small garden area.