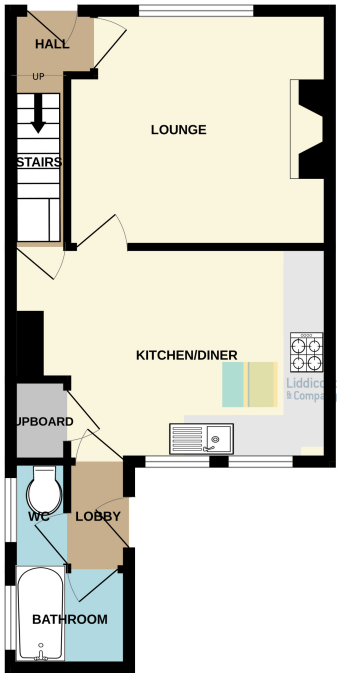
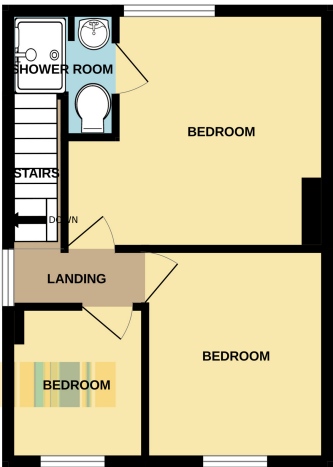


GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TRENANCE PLACE ST AUSTELL
TOTAL FLOOR AREA: 726 sq.ft. (67.5 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 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.
Made with Metropix 62025



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.

TRENANCE PLACE, ST AUSTELL PRICE £189,950



A THREE BEDROOM OLDER STYLE SEMI DETACHED FAMILY HOUSE LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE. THE PROPERTY COMPRISES OF LIVING ROOM, KITCHEN/ DINING ROOM, BATHROOM, MASTER BEDROOM WITH EN SUITE, DOUBLE BEDROOM AND SINGLE BEDROOM. THE PROPERTY BENEFITS FROM AN ENCLOSED REAR GARDEN WITH TWO STORAGE SHEDS (1 HAS POWER) AND OFF ROAD PARKING FOR TWO CARS TO THE FRONT OF THE PROPERTY. THE PROPERTY BENEFITS FROM GAS FIRED CENTRAL HEATING AND U.P.V.C. DOUBLE GLAZED WINDOWS AND DOORS. IDEAL FOR FIRST TIME BUYERS OR FAMILY ALIKE THIS PROPERTY IS VERY CONVENIENTLY SITUATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND LOCAL SCHOOLS. EPC RATING D.



The Property

A three bedroom semi detached family house located within walking distance to the Town Centre. The property comprises of living room, kitchen/ dining room, bathroom, master bedroom with en suite, double bedroom and single bedroom. The property benefits from an enclosed rear garden with two storage sheds (1 has power) and off road parking for two cars to the front of the property. The property benefits from gas fired central heating and U.p.v.c. double glazed windows and doors. Ideal for first time buyers or family alike this property is very conveniently situated within walking distance to the town centre and local schools. EPC rating D.

Room Descriptions

Entrance Lobby

With part glazed upvc panelled door, stairs to the first floor.

Lounge

12' 8" x 11' 6" (3.86m x 3.51m)
Window to the front, open fireplace, small recess, half glazed natural wood door leading to the kitchen/dining room.

Kitchen/Dining Room

16' 0" x 10' 6" (4.88m x 3.20m)
Fitted with a good range of base units incorporating space for a washing machine, space for oven and fridge, two windows to the rear, under stairs cupboard, built in cupboard housing a Worcester wall mounted gas fired boiler which feeds radiators and hot water. Door leading into the rear lobby, with door leading to the garden, bathroom and separate W.C.

Bathroom

5' 9" x 4' 8" (1.75m x 1.42m) Tiled floor and fully tiled walls, window to the side, panelled bath with electric shower over, wash hand basin.

SEPARATE W.C. with window to the side, tiled floor

Landing

With window, roof access, PIV unit, (Positive input ventilation unit).

Bedroom 1

12' 8" x 11' 6" (3.86m x 3.51m)
Max, window to the front, door to the en suite shower room.

En Suite Shower Room

6' 2" x 5' 6" (1.88m x 1.68m) Fitted with a shower cubicle with electric shower, low level W.C. wash hand basin, extractor fan.

Bedroom 2

10' 4" x 8' 8" (3.15m x 2.64m)
Window to the rear.

Bedroom 3

7' 2" x 6' 10" (2.18m x 2.08m)
Window to the rear.

Garden

Outside to the front of the property is a good sized hardstanding area for two cars and a pathway leading down the right hand side to the rear garden. The rear garden is a level lawned area with a semi detached garden shed and a detached garden shed.