



2 ORCHARD GARDENS TREWOON, ST. AUSTELL

PRICE £480,000



FOR SALE AND READY FOR IMMEDIATE OCCUPATION IS THIS BRAND NEW FOUR BEDROOM HOUSE FORMING A VERY QUIET CUL DE SAC DEVELOPMENT AWAY FROM THE MAIN ROAD IN THE POPULAR VILLAGE OF TREWOON. THE SITE IS COMPLETELY LEVEL AND CLOSE TO LOCAL VILLAGE AMENITIES. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, CLOAKROOM, LOUNGE, LARGE KITCHEN/DINING ROOM, INTEGRAL GARAGE, FOUR BEDROOMS, TWO ENSUITE BATHROOMS, AND MAIN BATHROOM. OUTSIDE PARKING AND LAWN GARDENS.

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.



The Property

For sale and ready for immediate occupation is this brand new four bedroom house forming a very quiet cul de sac development away from the main road in the popular village of Trewoon. The site is completely level and close to local village amenities. In brief the accommodation comprises of Entrance hall, cloakroom, lounge, large kitchen/dining room, integral garage, four bedrooms, two ensuite bathrooms, and main bathroom. Outside parking and lawn gardens.

Features include Oak finished internal doors, low voltage lighting, UPVC double glazed windows and doors, air source heating, sliding patio doors in the kitchen/dining room, a full range of built in Bosch kitchen appliances including a double oven, induction hob and extractor, built in fridge and freezer, partially tiled bathroom and en suites and a tarmac driveway.

Located in this sought after and popular village, Trewoon offers a number of day to day amenities including convenience stores and sub post office, community park, fish and chip shop, car garage and a wonderful public house/ restaurant. The village is on the Newquay/St. Austell bus route and in nearby St. Mewan there is a junior/primary school. St Austell is one of the largest towns in Cornwall and offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

Room Descriptions

Living Room

4.990m x 4.49m (16' 4" x 14' 9")
With low voltage lighting, patio doors to the side.

Kitchen/Dining Room

6.79m x 4.49m (22' 3" x 14' 9")
With French doors leading to the side.

Bedroom 2

4.49m x 3.29m (14' 9" x 10' 10")
Door leading to the en suite shower room, window to the rear.

En Suite shower room

Bathroom

2.1m x 2.452m (6' 11" x 8' 1") With window to the side, large airing cupboard.

Bedroom 4

2.4m x 3.552m (7' 10" x 11' 8")

Bedroom 3

3.0m x 4.49m (9' 10" x 14' 9")

Bedroom 1

3.45m x 4.0m (11' 4" x 13' 1")

En Suite Shower Room

Garage

6.74m x 3.41m (22' 1" x 11' 2")