

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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 guidance 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 ©2024



51 TRENOWAH ROAD, ST AUSTELL, CORNWALL PL25 3ED

PRICE £179,000



FOR SALE AN OLDER STYLE MID TERRACED THREE BEDROOM HOUSE WHICH REQUIRES GENERAL UPDATING AND MODERNISATION CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF LOCAL SHOPS AND SCHOOLS WITHIN THE BETHEL BOSCOPPA AREA OF ST AUSTELL LYING APPROXIMATELY 1 MILE FROM THE TOWN CENTRE. THE PROPERTY OFFERS GOOD POTENTIAL WITH LARGE LEVEL FRONT AND REAR GARDENS. PARKING CAN EASILY BE MADE TO THE FRONT WITH THE SIZE OF GARDEN AVAILABLE. BRIEFLY THE ACCOMMODATION COMPRISSES OF ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM.

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 an older style mid terraced three bedroom house which requires general updating and modernisation conveniently located within walking distance of local shops and schools within the Bethel Boscoppa area of St Austell lying approximatley 1 mile from the town centre. The property offers good potential with large level front and rear gardens. Parking can easily be made to the front with the size of garden available. Briefly the accommodation comprises of Entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom.

Immediate improvements to the accommodation could be to remove the hall therefore increasing the lounge size quite dramatically and doing the same in the dining room and kitchen to make a lounge dining room.

## Room Descriptions

### Entrance Hall

12' 3" x 7' 0" (3.73m x 2.13m) With part glazed UPVC door, door leading to the lounge and the dining room. Stairs leading to the first floor.

### Lounge

13' 0" x 12' 8" (3.96m x 3.86m) UPVC Window to the front, extended Slate open fireplace, open beamed ceiling.

### Dining Room

11' 0" x 10' 3" (3.35m x 3.12m) UPVC Window to the rear, door through to the kitchen.

### Kitchen

10' 6" x 4' 8" (3.20m x 1.42m) UPVC door and window to the rear, a small range of units.

### Bedroom

10' 0" x 8' 3" (3.05m x 2.51m) With built in wardrobe storage.

### Bedroom 2

9' 6" x 7' 0" (2.90m x 2.13m) UPVC window to the front.

### Bedroom 3

11' 0" x 10' 5" (3.35m x 3.17m) UPVC window to the rear.

### Bathroom

10' 6" x 4' 8" (3.20m x 1.42m) fitted with built in airing cupboard a coloured three piece suite and UPVC window to the rear.

### Outside

To the front of the property is a large level lawned garden which can easily offer potential for parking and space for a garage, subject to planning consent. The rear garden is also level and large but required some cultivation.