

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

PRICE £225,000



**FOR SALE A LARGE OLDER STYLE SEMI DETACHED THREE BEDROOM HOUSE SITUATED IN THIS POPULAR VILLAGE LYING TO THE WESTERN SIDE OF ST AUSTELL TOWN. THE PROPERTY ENJOYS A REALLY LARGE GARDEN WITH PARKING FOR AT LEAST FOUR CARS. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, UTILITY AREA, SHOWER ROOM AND THREE BEDROOMS. THE PROPERTY HAS MODERN ELECTRIC NIGHT STORAGE HEATER COMBINED WITH PANEL RADIATORS. MOST OF THE WINDOWS ARE U.P.V.C. UNITS.**

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

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





### The Property

For sale a large older style semi detached three bedroom house situated in this popular village lying to the Western side of St Austell town. The property enjoys a really large garden with parking for at least four cars. In brief the accommodation comprises of Entrance lobby, lounge, dining room, kitchen, conservatory, utility area, shower room and three bedrooms. The property has modern electric night storage heater combined with panel radiators. Most of the windows are U.p.v.c. units. It is considered that some improvement is required.

### Room Descriptions

#### Entrance Lobby

With U.p.v.c. door, night storage heater, stairs to the first floor.

#### Lounge

10' 10" x 14' 9" (3.30m x 4.50m)  
Window to the rear and front, tiled open fireplace, pine panlled wall to the chimmley breast.

#### Dining Room

8' 9" x 10' 6" (2.67m x 3.20m)  
Window to the side and front, croner brickette fireplace.

#### Kitchen

13' 3" x 4' 8" (4.04m x 1.42m)  
Small recess, understairs cupboard, two windows to the rear, a range of cupboards and work surfaces, door to the utility room.

#### Utility Room

8' 3" x 6' 8" (2.51m x 2.03m)  
Window to the rear, half glazed door to the rear conservatory.

#### Conservatory

18' 7" x 6' 3" (5.66m x 1.91m) with sliding patio doors to the rear garden.

#### Shower Room

9' 6" x 4' 6" (2.90m x 1.37m) plus shower window to the front and side, downflow heater, low level W.C.

#### Landing

With roof access. night storage heater.

#### Bedroom 1

15' 0" x 11' 2" (4.57m x 3.40m)  
Window to the front and rear, electric panel radiator. wardrobe, vanity unit,

#### Bedroom 2

14' 3" x 9' 3" (4.34m x 2.82m) with recess, airing cupboard and small storage cupboard over the stair bulkhead.

#### Bedroom 3

6' 8" x 7' 8" (2.03m x 2.34m) L shaped, window to the rear.

#### Outside

The property is approached from the rear and enjoys a large parking area suitable for several cars and has the scope for building a garage if needed. There is a large level garden and to the right hand side there is access to the front. To the front is a lawned area.