

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

TREGARTH, PENWITHICK, ST AUSTELL

PRICE £190,000



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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.  
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A WELL PRESENTED SEMI DETACHED HOUSE QUIETLY SITUATED IN A SMALL QUIET VILLAGE CUL DE SAC. THE ACCOMMODATION IS IN EXCELLENT ORDER AND COMPRISES IN BRIEF, ENTRANCE PORCH, LARGE LOUNGE/DINING ROOM, WELL FITTED KITCHEN, CLOAKROOM, TWO DOUBLE BEDROOMS AND BATHROOM. OUTSIDE HARD STANDING TO THE FRONT FOR TWO CARS, ENCLOSED LOW MAINTENANCE PAVED AND ENCLOSED REAR GARDEN.

THE PROPERTY IS CHAIN FREE, READY FOR IMMEDIATE PURCHASE.

THE PROPERTY ALSO ENJOYS EFFICIENT ELECTRIC RADIATORS AND U.P.V.C. WINDOWS AND DOORS.

**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

A well presented semi detached house quietly situated in a small quiet village cul de sac. The accommodation is in excellent order and comprises in brief, entrance porch, large lounge/dining room, well fitted kitchen, cloakroom, two double bedrooms and bathroom. Outside hardstanding to the front for two cars, enclosed low maintenance paved and enclosed rear garden. The property is CHAIN FREE, ready for immediate purchase. The property also enjoys efficient electric radiators and U.p.v.c. windows and doors. Tregarth is a small cul de sac conveniently situated close to local shops and St Austell is located a mile down the road. The property benefits from photo voltaic solar panels, helping to reduce energy bills.

### Room Descriptions

#### Entrance Hall

13' 3" x 7' 6" (4.04m x 2.29m) max Wood effect composite door, door to the cloakroom. Panel radiator. Stairs to the first floor.

#### Cloakroom

7' 0" x 3' 6" (2.13m x 1.07m) Fitted with a white suite, electric towel radiator, window to the front.

#### Lounge/Dining Room

15' 6" x 13' 6" (4.72m x 4.11m) Under stairs cupboard, French doors to the rear, Window to the rear and side, Electric radiator, door to the entrance hall.

#### Kitchen

11' 1" x 8' 1" (3.38m x 2.46m) The kitchen is finished with attractive light gray fronted units with space and provision for an electric cooker, washing machine and fridge. There are base units and high level cupboards and a tall larder unit, with RCD units, window to the front, extractor fan. Electric radiator.

#### Landing

Access to the roof void, airing cupboard.

#### Bedroom 1

15' 9" x 10' 5" (4.80m x 3.17m) Two windows to the front, fitted wardrobe cupboard, second wardrobe over the stairs bulkhead.

#### Bedroom 2

15' 6" x 8' 0" (4.72m x 2.44m) Two windows to the rear, panel radiator, built in wardrobe cupboard.

#### Bathroom

8' 10" x 5' 10" (2.69m x 1.78m) Fitted with a white suite comprising low level W.C. wash hand basin, panelled bath with mains shower mixer tap with clear shower screen. window to the rear, extractor.

#### Outside

To the front of the property is a hardstanding space for two cars. There is a gate to the right hand side providing access to the rear garden. The rear has been paved for ease of maintenance and wooden fencing forms the boundary.