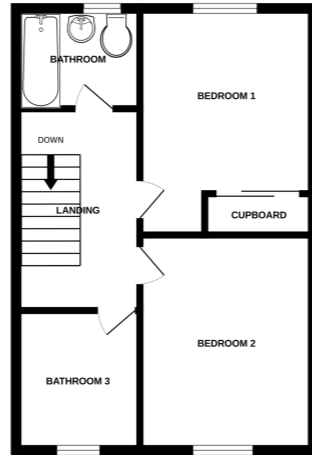
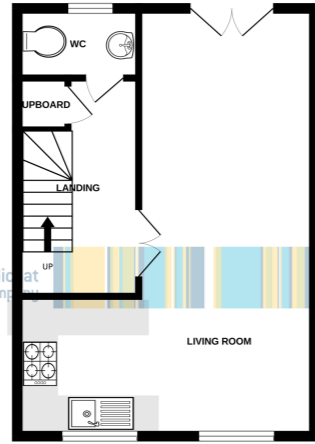
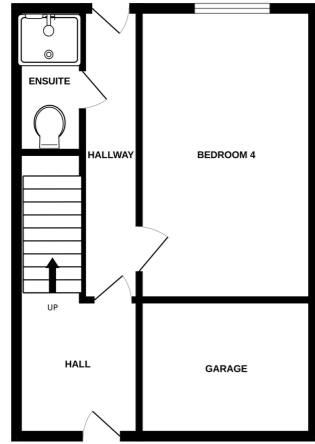


GROUND FLOOR

1ST FLOOR

2ND FLOOR

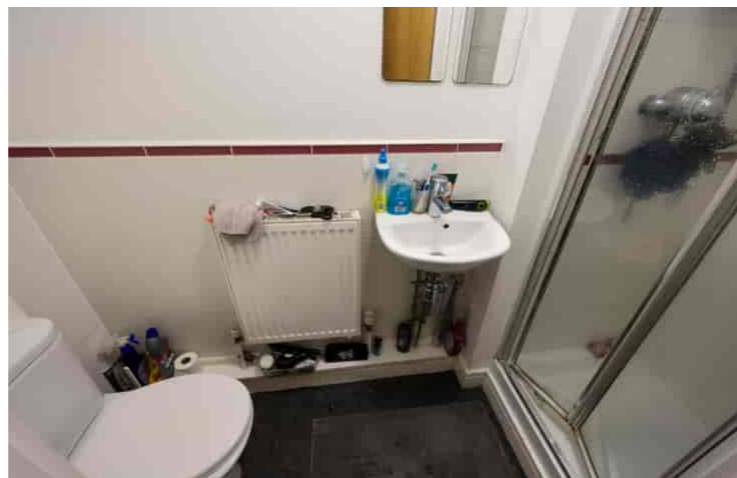


TREVAIL WAY, ST AUSTELL, PL25 4QT

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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41 TREVAIL WAY, ST AUSTELL, CORNWALL PL25 4QT

PRICE £240,000



A VERY SPACIOUS FOUR BEDROOM TOWN HOUSE VERY CONVENIENTLY SITUATED IN A QUIET RESIDENTIAL LOCATION WITHIN EASY WALKING DISTANCE TO LOCAL AMENITIES AND THE TOWN CENTRE. THE GAS CENTRALLY HEATED ACCOMMODATION COMPRISES OF ENTRANCE HALL, CLOAKROOM, KITCHEN, LOUNGE/DINING ROOM, BATHROOM, SHOWER ROOM, FOUR BEDROOMS AND BATHROOM. BRICK PAVED PARKING AREA AND ENCLOSED LEVEL EASY TO MAINTAIN REAR GARDEN.

**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 deceptive very spacious four bedroom town house very conveniently situated in a quiet residential location within easy walking distance to local amenities and the town centre. The gas centrally heated accommodation comprises of entrance hall, cloakroom, shower room, kitchen/dining room, lounge, bathroom, four bedrooms and bathroom. Brick paved parking area and enclosed level easy to maintain rear garden.

### Room Descriptions

#### Entrance Hall

With door and side screen, stairs to the first floor, door leading to the inner lobby which leads to the bedroom, shower room, and door to the rear garden.

#### Inner Lobby

Understairs cupboard, door leading to the rear garden.

#### Bedroom 4

8' 8" x 15' 8" (2.64m x 4.78m) cupboard housing gas fired boiler, window to the rear.

#### Shower Room

2' 5" x 7' 5" (0.74m x 2.26m) With three piece suite with fully tiled shower cubicle, low level W.C. washand basin, half tiled walls, extractor fan.

#### Kitchen/Dining room

16' 6" x 7' 8" (5.03m x 2.34m) Built in double oven hob and extractor, gas hob, built in fridge and freezer, built in washing machine and dishwasher. Two windows to the front. Sink unit.

#### Lounge

18' 7" x 9' 8" (5.66m x 2.95m) open way leading to the kitchen/ dining room, Romeo and Juliet window to the rear, double doors leading in from the landing.

#### Cloakroom

With low level W.C. and wash hand basin.

#### Bathroom

6' 2" x 5' 0" (1.88m x 1.52m) With three piece suite and mains shower over the bath, partially tiled walls, shaver socket, velux window to the rear, heated towel rail.

#### Bedroom 1

9' 8" x 14' 1" (2.95m x 4.29m) fitted wardrobe cupboard, radiator. fitted double wardrobe cupboard

#### Bedroom 2

12' x 8' 10" (3.66m x 2.69m) radiator, window to front.

#### Bedroom 3

7' 4" x 6' 9" (2.24m x 2.06m), velux window to the rear.

#### Garden

Outside brick paved driveway with parking for two cars. A rear garden with patio and lawned garden.