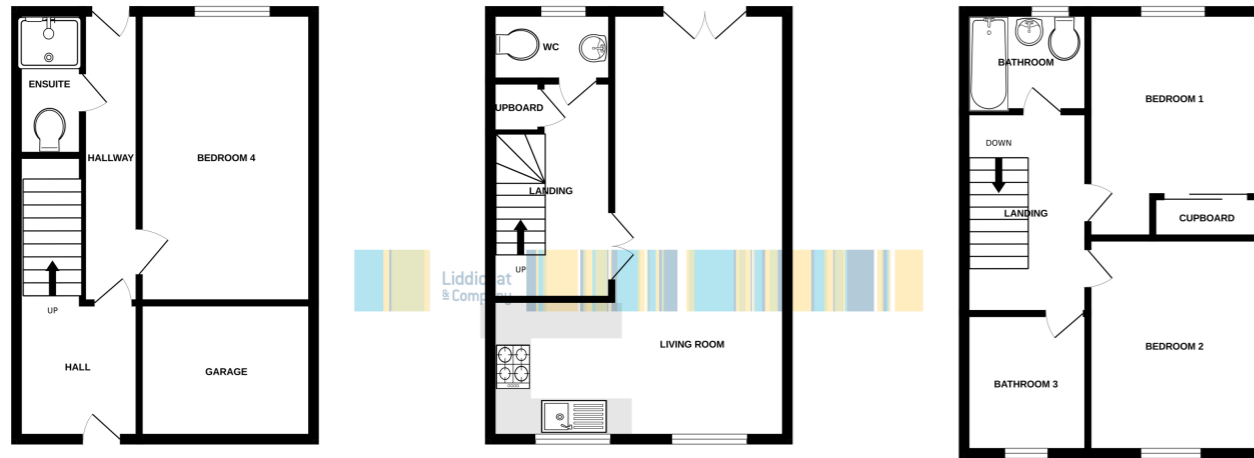


GROUND FLOOR

1ST FLOOR

2ND FLOOR



TREVAIL WAY, ST AUSTELL, PL25 4QT

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## 41 TREVAIL WAY, ST AUSTELL

PRICE £230,000



**THIS GENEROUSLY SIZED FOUR-BEDROOM TOWNHOUSE OFFERS THE PERFECT BLEND OF SPACE, COMFORT AND CONVENIENCE, MAKING IT THE IDEAL CHOICE FOR GROWING FAMILIES. IT IS IDEALLY LOCATED IN A PEACEFUL RESIDENTIAL AREA, JUST A SHORT WALK FROM LOCAL AMENITIES, SCHOOLS AND THE TOWN CENTRE. THE GAS CENTRALLY HEATED ACCOMMODATION INCLUDES AN ENTRANCE HALL, CLOAKROOM, KITCHEN, SPACIOUS LOUNGE/DINING ROOM, BATHROOM, SHOWER ROOM, AND FOUR BEDROOMS. OUTSIDE, THERE IS A BRICK-PAVED PARKING AREA AND A FULLY ENCLOSED, LOW-MAINTENANCE REAR GARDEN. THIS IS AN EXCEPTIONAL FAMILY HOME TO ENJOY FOR YEARS TO COME.**

**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.

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### The Property

This generously sized four-bedroom townhouse offers the perfect blend of space, comfort and convenience, making it the ideal choice for growing families. It is ideally located in a peaceful residential area, just a short walk from local amenities, schools and the town centre. The gas centrally heated accommodation includes an entrance hall, cloakroom, kitchen, spacious lounge/dining room, bathroom, shower room, and four bedrooms. Outside, there is a brick-paved parking area and a fully enclosed, low-maintenance rear garden. This is an exceptional family home to enjoy for years to come.

St Austell, located in the heart of Cornwall, is a charming market town known for its rich history and stunning natural surroundings. Famous for its proximity to the beautiful South Coast, St Austell is home to the iconic Eden Project, a global garden and environmental center that draws visitors from around the world. The town itself offers a mix of local shops, cafes, and traditional pubs, with a strong sense of community. Just a short distance away lies the historic port of Charlestown, a picturesque Georgian harbor that has remained largely unchanged and is now a UNESCO World Heritage Site. Surrounded by scenic countryside and coastal beauty, St Austell provides a perfect base for outdoor activities, including hiking, cycling, and exploring nearby beaches. With excellent transport links and a vibrant local culture, St Austell is a wonderful place to live and visit.

### Room Descriptions

#### Entrance Hall

Featuring a door with a side screen, stairs leading to the first floor, and a door opening into the inner lobby. From the lobby, access is provided to the bedroom, shower room, and a door leading to the rear garden.

#### Inner Lobby

There is an understairs cupboard and a 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. wash and basin, half tiled walls, extractor fan.

#### Kitchen/Dining room

16' 6" x 7' 8" (5.03m x 2.34m) The kitchen is equipped with a built-in double oven, gas hob, extractor, and integrated fridge and freezer. It also features a built-in washing machine and dishwasher for added convenience. Two windows at the front flood the space with natural light.

#### Lounge

18' 7" x 9' 8" (5.66m x 2.95m) An open way leads into the spacious kitchen/dining room, featuring a charming Juliet balcony window at the rear. Double doors provide a seamless entry from the landing, enhancing the flow of the space.

#### 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

The property boasts a brick-paved driveway with parking space for two cars. At the rear, you'll find a delightful garden featuring a patio area and a well-maintained lawn, perfect for outdoor relaxation and entertaining.