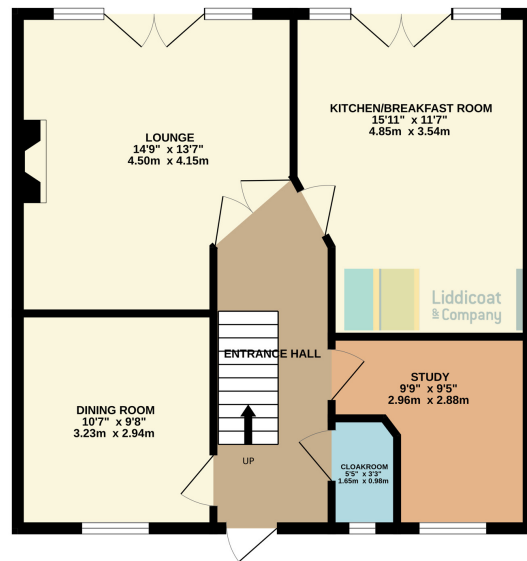
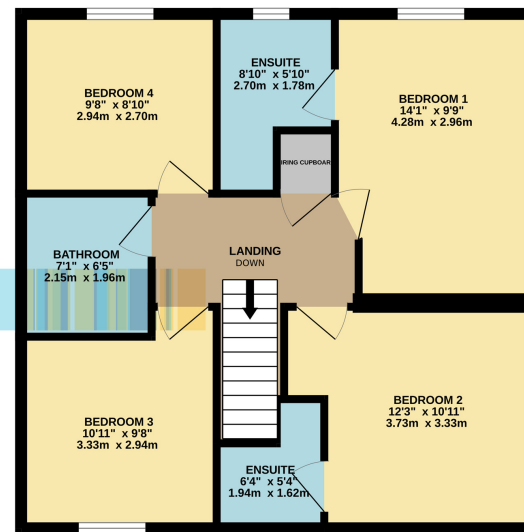


GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



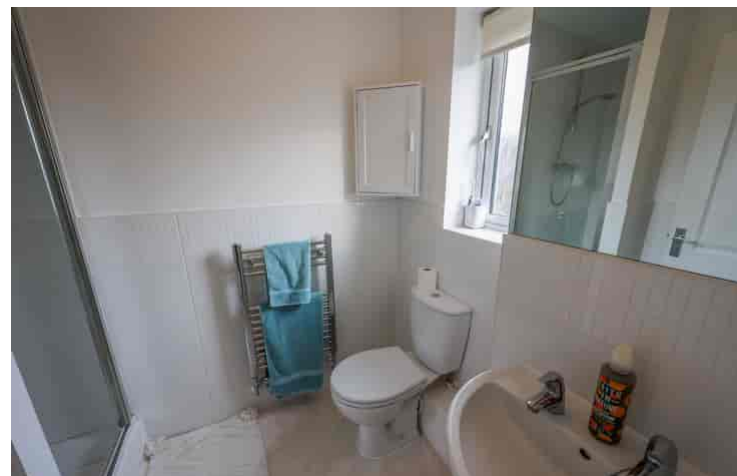
1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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## TREGORRICK VIEW, ST AUSTELL

PRICE £495,000



OFFERED FOR SALE A SPACIOUS AND WELL-PROPORTIONED DETACHED 4/5 BEDROOM HOUSE, QUIETLY POSITIONED AT THE END OF A CUL-DE-SAC, IN A SMALL, HIGHLY CONVENIENT DEVELOPMENT JUST A SHORT WALK FROM THE TOWN CENTRE. IDEAL FOR FAMILY LIVING, THE PROPERTY OFFERS VERSATILE ACCOMMODATION AND A LARGE, PRIVATE REAR GARDEN. THE LAYOUT BRIEFLY INCLUDES: ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, 4 BEDROOMS (TWO WITH EN-SUITES), AND A FAMILY BATHROOM. OUTSIDE, THERE IS A DOUBLE GARAGE AND PARKING FOR UP TO 4 CARS.

**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

Offered for sale a spacious and well-proportioned detached 4/5 bedroom house, quietly positioned at the end of a cul-de-sac, in a small, highly convenient development just a short walk from the town centre. Ideal for family living, the property offers versatile accommodation and a large, private rear garden. The layout briefly includes: entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast room, 4 bedrooms (two with en-suites), and a family bathroom. Outside, there is a double garage and parking for up to 4 cars.

This well-presented property benefits from gas central heating and uPVC double glazing throughout.

This property offers the perfect balance for family living, with spacious, versatile accommodation, a large garden, ample parking with convenient access to schools and the town centre.

St Austell is a vibrant town located in the heart of Cornwall, known for its rich mining heritage and stunning natural surroundings. The town offers a mix of modern amenities and traditional charm, with a bustling town centre, shops, cafes, and restaurants. Just a short distance from St Austell is Charlestown, a picturesque coastal village famous for its historic harbour and Georgian architecture. Charlestown is home to several tall ships, making it a popular spot for visitors and a unique setting for film and TV productions. With its beautiful coastline, nearby beaches, and the scenic Eden Project close by, St Austell and Charlestown provide a perfect blend of convenience, history, and natural beauty.

### Room Descriptions

#### Entrance Hall

A half-glazed panelled door opens into the entrance hall, featuring stairs to the first floor and an under-stairs recess, with a ceramic tiled floor.

#### Dining Room

3.2m x 2.94m (10' 6" x 9' 8")  
Window to the front

#### Cloakroom

The cloakroom includes a low-level W.C., wash hand basin, and a window to the front. It features a ceramic tiled floor, half-tiled walls, and an extractor fan.

#### Study

3.0m x 2.93m (9' 10" x 9' 7")  
Window to the front.

#### Kitchen/Breakfast room

4.82m x 3.87m (15' 10" x 12' 8") A delightful room with a ceramic tiled floor and an excellent range of light oak-fronted units, complete with built-in appliances. The space is enhanced by French doors with a glazed side screen, leading out to a raised timber-decked balcony. It also features a built-in fridge and freezer, a built-in oven with a gas hob and extractor canopy, a built-in dishwasher, central heating controls, and a Logic wall-mounted gas-fired central heating boiler.

#### Lounge

4.5m x 4.5m (14' 9" x 14' 9") max  
Leaded-effect glazed double doors open into the living room, which features an attractive limestone fireplace and hearth with a pebble-effect electric fireplace. French doors with a full-glazed side screen lead out to the timber-decked balcony.

#### Landing

Airing cupboard, access to the roof void.

#### Bedroom 1

4.29m x 3.33m (14' 1" x 10' 11")  
Window to the rear, door leading to the en suite.

#### En Suite Shower Room

Fitted with a white suite comprising shower cubicle with fully tiled walls fitted with a mains shower, low level W.C. wash hand basin, extractor fan, half tiled walls.

#### Bedroom 2

3.5m x 3.3m (11' 6" x 10' 10")  
Window to the front.

#### En Suite shower room

Fitted with a white suite, fully tiled walls, and fully tiled shower cubicle, low level W.C. wash hand basin, extractor fan, window to the front.

#### Bedroom 3

3.0m x 2.87m (9' 10" x 9' 5")  
Window to the front.

#### Family Bathroom

2.0m x 1.96m (6' 7" x 6' 5") With half tiled walls, panelled bath with shower mixer attachment, low level W.C. wash hand basin, window to the side.

#### Bedroom 4

2.95m x 2.7m (9' 8" x 8' 10")  
Window to the front.

#### Outside

At the front of the property, you'll find a sloping lawned area and access to a spacious tarmac driveway with parking for at least four cars. This leads to a double garage with a pitched roof. To the rear, there is a large south-facing garden that offers a high level of privacy. The sunny aspect is further enhanced by a raised balcony, accessible from both the kitchen/breakfast room and the living room, which overlooks the garden.

#### Double garage

5.835m x 5.69m (19' 2" x 18' 8")  
With twin metal up and over doors, power and light connected and with a pitched roof provides ample storage above.