

# Trecarne Close

# St. Austell

# PL25 3ET

## Offers In The Region Of £200,000

- NO ONWARD CHAIN
- RECENTLY RE-CARPETED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- SEA GLIMPSES
- FRONT AND REAR GARDENS
- AMPLE OFF ROAD PARKING
- TWELVE OWNED SOLAR PANELS
- AIR SOURCE HEATING
- SCAN QR FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

# Tenure - Freehold

# Council Tax Band - B

# Floor Area 753.00 sq ft



3



1



1



54

## PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this well-positioned three-bedroom semi-detached home, offered for sale with no onward chain and vacant possession.

Situated on the outskirts of St Austell, the property enjoys a convenient location within walking distance of a range of local amenities, making it an ideal choice for first-time buyers, small families, or those looking for a home they can personalise and put their own stamp on.

The accommodation briefly comprises a lounge/diner, fitted kitchen, family bathroom and three well-proportioned bedrooms. Further benefits include twelve owned solar panels and air source heating, offering the potential for improved energy efficiency and reduced running costs. Externally, the property boasts ample off-road parking, together with front and rear gardens providing useful outdoor space. The current owners have recently re-painted and re-carpeted throughout.

With its combination of generous accommodation, energy-efficient features, parking and convenient location, this property offers excellent potential and is well worth viewing to fully appreciate what it has to offer. Viewings are strictly by appointment and are highly recommended.

## LOCATION

Trecarne Close is situated on the outskirts of St Austell, offering a convenient balance of town living and easy access to the beautiful Cornish countryside and coastline. St Austell is one of Cornwall's principal towns and provides a good range of everyday amenities, including supermarkets, shops, cafés, restaurants, schools and leisure facilities. The surrounding area offers plenty of opportunities for enjoying the outdoors, with a number of scenic walks and countryside routes close by. The stunning south Cornish coastline is also within easy reach, with popular destinations including Charlestown, Carlyon Bay, Porthpean and Pentewan offering beaches, coastal walks and picturesque scenery. For those travelling further afield, St Austell benefits from a mainline railway station, providing connections across Cornwall and beyond, while regular local bus services serve the town and surrounding villages. The A390 also provides convenient road links towards Truro and the wider Cornish road network. The area is ideally placed for enjoying some of Cornwall's best-known attractions, including the Eden Project and the Lost Gardens of Heligan, while the nearby historic harbour village of Charlestown provides a particularly attractive destination for walks, dining and seaside days.

## THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

## ENTRANCE HALL

Consumer and solar panel unit. Smoke sensor. Under stair cupboard. Broadband point. Plug sockets. Radiator. Laminate the flooring. Stairs to first floor. Doors leading to:

## LOUNGE/DINER

Double glazed window to the front and rear aspect. Ample plug sockets. TV point. Two radiators. Skirting.

## KITCHEN

Double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. A range of wall and base fitted units with roll top work surfaces. Sink with drainer. Space and plumbing for freestanding fridge freezer and washing machine. Integrated oven with electric job. Ample plug sockets. Skirting. Laminate flooring.

## FIRST FLOOR

Double glazed window to the side aspect. Access into the loft. Plug sockets. Skirting. Laminate flooring. Doors leading to

## BEDROOM ONE

Double glazed window to the front aspect with sea glimpses. Radiator. Ample plug sockets. Skirting. Laminate flooring.

## BEDROOM TWO

Double glazed window to the rear aspect. Build in cupboard. Radiator. Ample plug sockets. Skirting.

## BEDROOM THREE

Double glazed window to the front aspect with sea glimpses. Radiator. Plug sockets. Skirting. Laminate flooring.

## BATHROOM

Obscured double glazed window to the rear aspect. Extractor fan. Bath with electric Mira shower over. Wash basin. WC with push flush. Cupboard housing hot water tank. Tiled throughout. Radiator. Vinyl flooring.

## OUTSIDE

To the front - off road parking for multiple vehicles. Laid to lawn area. Six owned solar panels.

To the rear - laid to lawn. Outside tap. Air source heat pump. Six owned solar panels.

## SERVICES

This property is connected to mains electricity, water and drainage. It also benefits from twelve owned solar panels which feed on a tariff with projected savings of £1000 per year as well as air source heating. Council Tax Band B.

## PARKING

There is off road parking for multiple vehicles.

## MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: B
The building
Semi-detached house, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Solar panels installed
Mains water
Mains foul drainage
Mains surface water drainage

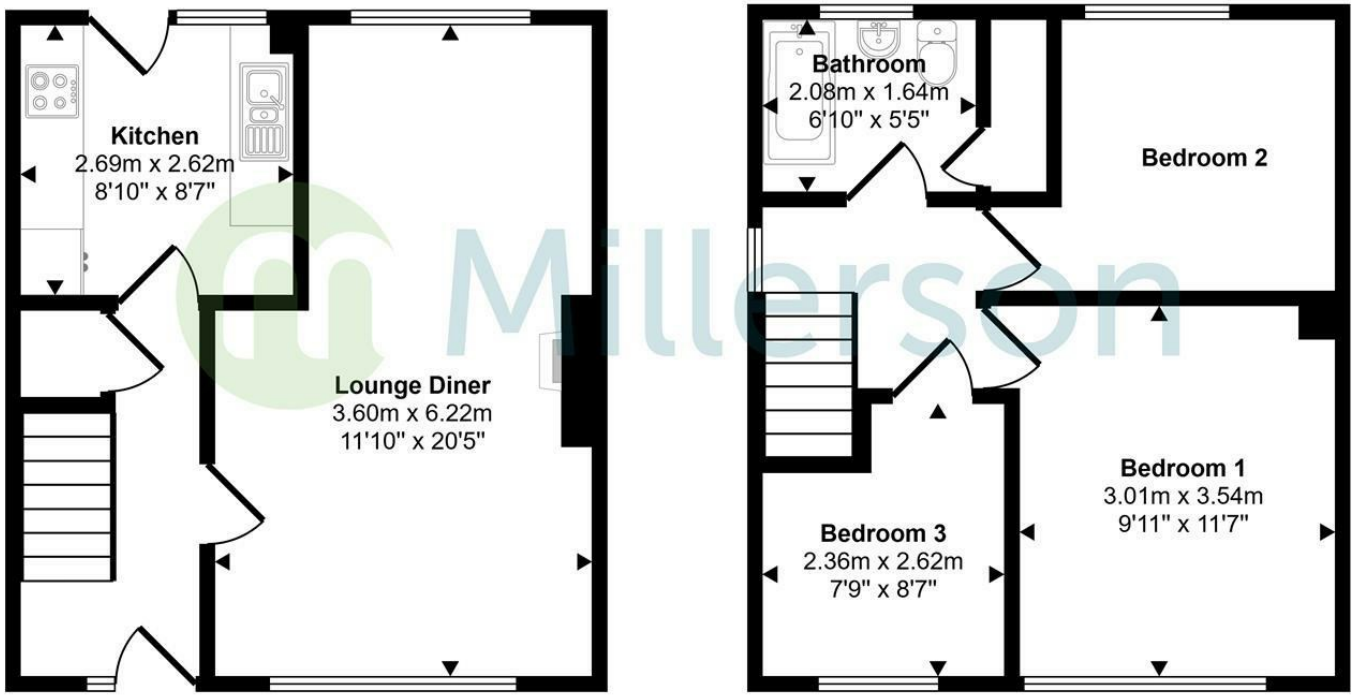






Heating: Radiators via air source heat pump
Heating features: Air source heat pump and double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three good, EE good
Parking: Driveway, Off Street, and Private
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL227565):
- The owner must not do anything on the property that could be a nuisance or annoyance to the neighbours.
- The owner cannot put up any new buildings without getting written approval for the design and location from the previous owners mentioned in the 1979 document.
- The property must only be used as a private home; no business, trade, or manufacturing is allowed to take place there.
- There are rules regarding boundary structures and the rights to light and air (which prevent neighbors from blocking your windows) as set out in the 2006 transfer.
- There are further restrictive covenants (rules limiting use) in the 2006 transfer, a copy of which is kept by the Land Registry.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
69 sq m / 744 sq ft




Ground Floor
**Approx 34 sq m / 370 sq ft**

First Floor
**Approx 35 sq m / 375 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Needing To Sell?

**Are you interested in this property but aren't currently in a proceedable position?**

**Don't Panic!**

**Contact Us On The Details Below To Arrange A Valuation**

## Here To Help

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