



Treleven Close

St. Austell

PL25 4UU

Asking Price £390,000

- NO ONWARD CHAIN
- IDEAL FAMILY HOME
- DETACHED DOUBLE GARAGE
- SPACIOUS AND ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- WALKING DISTANCE TO THE TOWN CENTRE
- GREAT TRAVEL LINKS
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND E



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1291.00 sq ft



### Property Description

Millerson Estate Agents are thrilled to market this wonderful, four bedroom detached family home situated in St Austell Town Centre and being sold with no onward chain. Located within a popular residential area, this property is ideal for growing families and is in 'move in ready' condition. In brief, the ground floor is home to a spacious lounge, dining room, kitchen, utility room and cloakroom. Upstairs there are four bedrooms and a family bathroom as well as an en-suite to the main bedroom. The rear garden is fully enclosed and is maintenance free whilst providing the perfect hosting area. The property also benefits from a detached double garage with an electric roller door as well as off road parking for two vehicles. This property is connected to all mains services and falls under Council Tax Band E. Viewings are strictly by appointment only and highly recommended to appreciate all that this property has to offer.

### Location

This resides in a desirable location in a quiet cul-du-sac close to the town centre, schools and many local amenities and main line railway station. Nearby Porthpean is conveniently positioned for access to the neighbouring village of Charlestown with its picturesque harbour, famous tall ships, numerous restaurants, galleries and coffee shops. Further afield and approximately 13 miles away is Cornwall's capital, Truro, with its comprehensive range of shopping and famous Cathedral. The property is ideally placed for those who enjoy outdoor activities with Porthpean Golf Club and St Austell Rugby club, and has Asda superstore within a few minutes drive.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Hall

Skimmed ceiling. Smoke sensor. Coving. Thermostat. Under stair storage cupboard. Radiator. Plug sockets. Broadband point. Skirting. Laminate flooring. Stairs to first floor. Doors leading into the:

### Lounge

21'2" x 13'5" (6.46m x 4.09m)

Two double glazed windows to the front aspect. Skimmed ceiling. Coving. Gas feature fire with mantle and hearth. Two radiators. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring. Double glazed French doors leading out to the rear garden.

### Kitchen

10'4" x 9'8" (3.16m x 2.96m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. A range of wall and base fitted units with roll top work surfaces. Integrated double oven and four ring gas hob with extractor over. One and a half sink with drainer. Space for freestanding fridge freezer. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Vinyl flooring. Door leading into the utility room.

### Dining Room

10'5" x 10'4" (3.20m x 3.15m)

Two double glazed windows to the front aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.

### Utility Room

6'1" x 4'11" (1.86m x 1.51m)

Skimmed ceiling. Coving. Extractor fan. Sink with drainer. Boiler housing Ideal boiler. Space and plumbing for washing machine and tumble dryer. Skirting. Ample plug sockets. Skirting. Vinyl flooring. Door leading out to the rear garden.

### Cloakroom

5'10" x 3'8" (1.79m x 1.14m)

Frosted double glazed window to the front aspect. Skimmed ceiling. Coving. Consumer unit housed. WC with push flush. Wash basin. Radiator. Skirting. Laminate flooring.

### First Floor

Skimmed ceiling. Coving. Smoke sensor. Loft access. Airing cupboard. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:



### **Bedroom One**

15'5" x 10'6" (4.70m x 3.22m)

Maximum measurements taken.

Double glazed window to the front and side aspect. Skimmed ceiling. Coving. Smoke sensor. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring. Door leading into

### **Bedroom One En-Suite**

8'0" x 4'9" (2.46m x 1.47m)

Frosted double glazed window to the front aspect. Skimmed ceiling. Coving. Extractor fan. Shower cubicle with electric MIRA shower and tiling around. WC with push flush. Wash basin. Shaver point with light. Radiator. Skirting. Vinyl flooring.

### **Bedroom Two**

10'6" x 10'4" (3.22m x 3.17m)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.

### **Bedroom Three**

10'4" x 9'8" (3.16m x 2.96m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.

### **Bedroom Four**

9'8" x 9'6" (2.96m x 2.92m)

Maximum measurements taken.

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.





Trelevan Close, St. Austell, PL25 4UU

### Family Bathroom

8'10" x 6'4" (2.70m x 1.94m)

Frosted double glazed window to the rear aspect.  
Skimmed ceiling. Coving. Extractor fan. Bath with handheld shower. WC with push flush. Wash basin. Shaver point with light. Tiling around water sensitive areas.  
Radiator. Skirting. Vinyl flooring.

### Outside

To the front- Stone chipping area. Side access.

To the rear- Enclosed low maintenance garden. Artificial grass. Decked area ideal for al-fresco dining. Outside tap.

### Garage

18'1" x 17'9" (5.53m x 5.42m)

Electric roller door. Shelving. Lighting and plug sockets.

### Parking

Off road parking for two vehicles in addition to the garage.

### Tenure

Freehold.

### Services

Mains gas, electricity, water and drainage. This property falls under Council Tax Band E.

### Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2863.1 a year (£238.59 a month)

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No





Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE - Excellent

Parking: Driveway, Garage, Off Street, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide

whether the property is suitable for you. You should

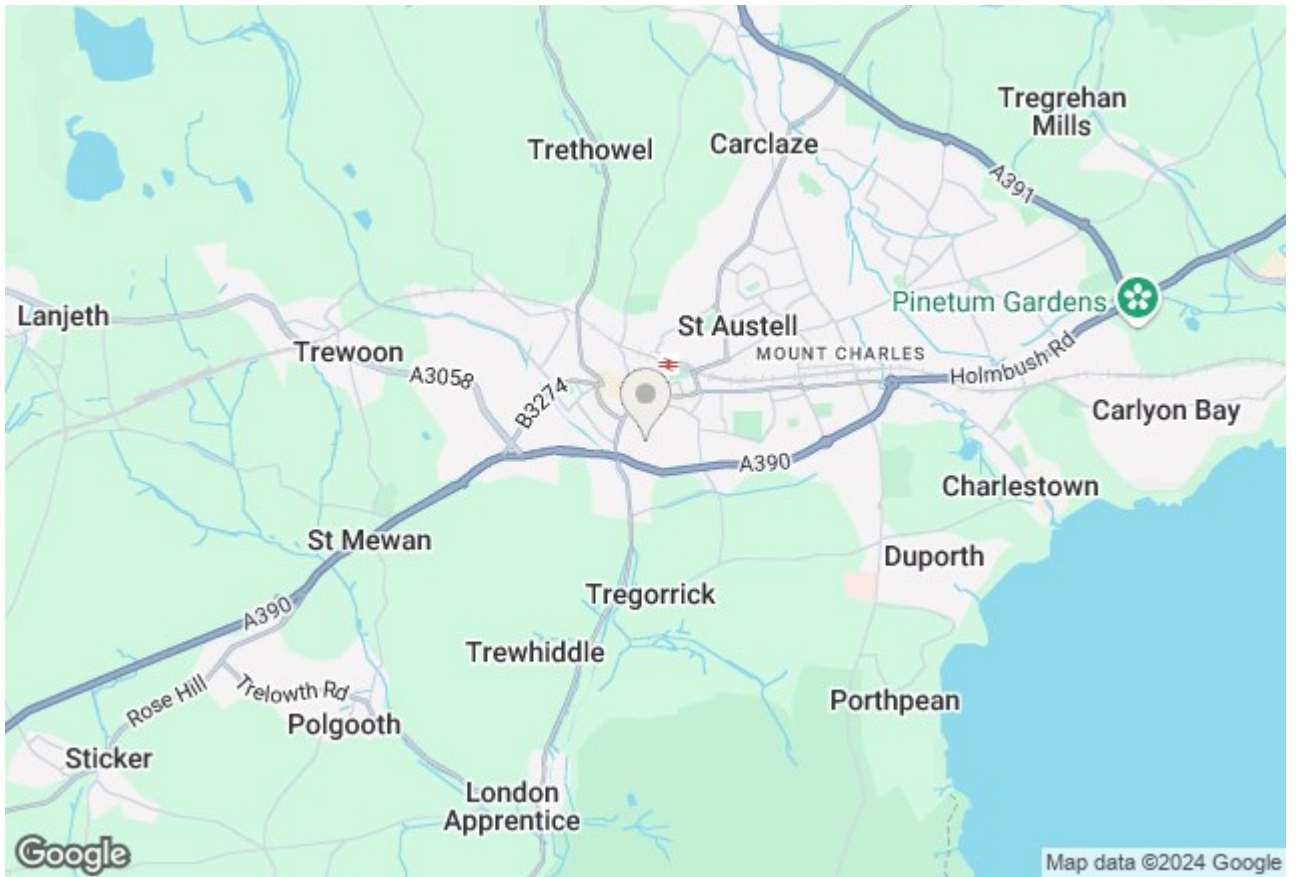
verify any answers which are important to you with your

property lawyer or surveyor or ask for quotes from the

appropriate trade experts: builder, plumber, electrician,

damp, and timber expert.





## Directions To Property

Leaving St Austell Town Centre via South Street, turn right at the traffic lights opposite Farmfoods onto Eastbourne Road and then right again onto Belmont Road. Follow the road down and then turn right continuing on Belmont Road. Take the next turning on the right onto Trelevan Close and then right again. The property will shortly be located in front of you and clearly visible with a round Millerson 'For Sale' sign.

## Contact Us

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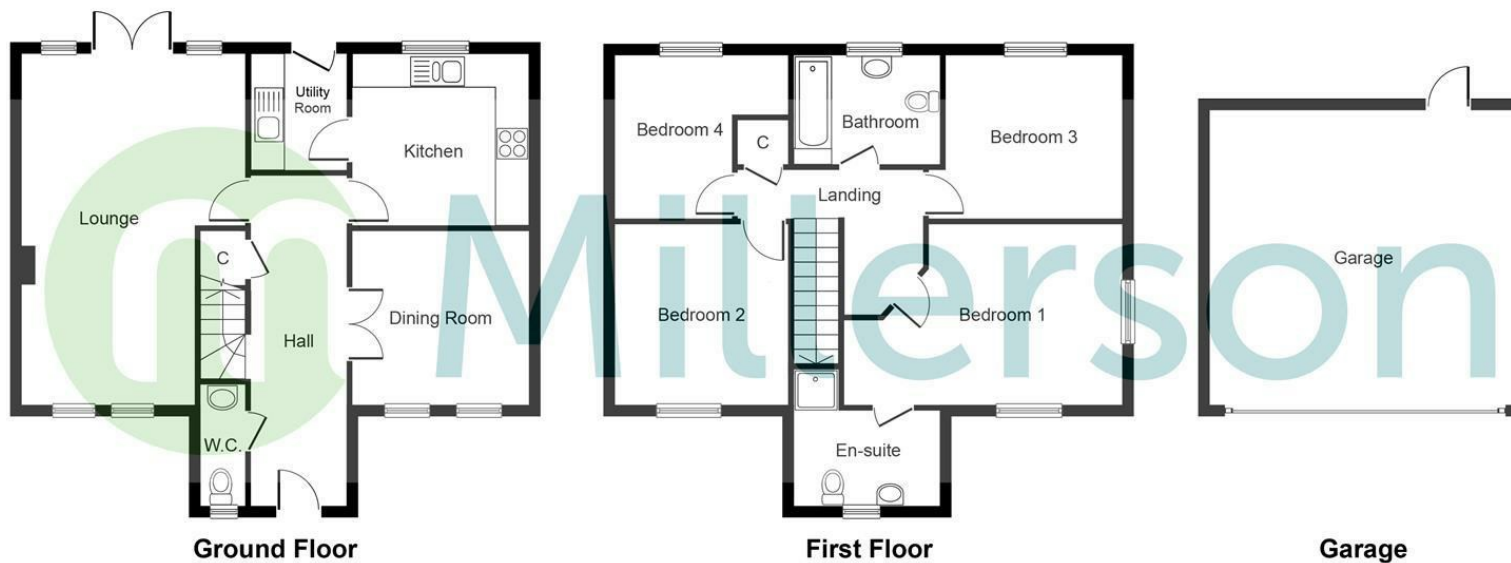
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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