



Trenowah Road

St. Austell

PL25 3ED

Guide Price £160,000

- NO ONWARD CHAIN
- RENOVATION REQUIRED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- POTENTIAL TO CREATE A THIRD BEDROOM
- SPACIOUS REAR GARDEN
 - DETACHED DOUBLE GARAGE PLUS ADDITIONAL OFF ROAD PARKING
- GREAT INVESTMENT OPPOTUNITY
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area 753.00 sq ft



2



1



1



40

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this charming two-bedroom semi-detached cottage, situated on the edge of St Austell.

Requiring modernisation throughout, this property offers an excellent opportunity for first-time buyers, renovation enthusiasts, or investors looking to add value to their property portfolio. Offered to the market with no onward chain and vacant possession, the accommodation is both versatile and full of potential.

The ground floor comprises a welcoming lounge, a separate dining room which could also be utilised as a third bedroom or home office, a kitchen, and a family bathroom. Upstairs, the property benefits from two generous double bedrooms. Externally, the property boasts a long driveway providing ample off-road parking, in addition to a detached garage. To the rear, there are generous garden areas along with a selection of useful outbuildings, offering excellent storage or scope for a variety of uses, subject to any necessary consents.

The property falls within Council Tax Band C. Viewings are strictly by appointment through Smart Millerson Estate Agents.

LOCATION

Situated not far from both Bethel and Sandy Hill, the property is within walking distance of primary schools, supermarkets, public house, convenience store, Bethel Methodist church and looks out over the local park. The doctors surgery and pharmacist is also within easy access of the property. Further afield St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

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

ENTRANCE PORCH

Tiled flooring. Door leading into the

LIVING ROOM

Double glazed window to the front aspect. Beamed ceiling. Broadband point. Ample plug sockets. Skirting. Doors leading to the:

DINING ROOM

Double glazed window to the front aspect. Beamed ceiling. Skirting. Carpeted flooring.

KITCHEN

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces. Integrated oven and hob. Space and plumbing for freestanding fridge freezer and washing machine. Ample plug sockets. Tiled flooring. Door leading to the

INNER HALL

Consumer unit. Night storage heater. Laminate flooring. Door leading to the rear garden. Door through to the

FAMILY BATHROOM

Frosted double glazed window to the rear aspect. Extractor fan Bath with electric shower over. Wash basin. WC with push flush. Vinyl flooring.

FIRST FLOOR

Double glazed window to the rear aspect. Smoke sensor. Night storage heater. Carpeted flooring. Doors leading to:

BEDROOM ONE

Double glazed window to the front aspect. Built in cupboard housing the hot water tank. Electric panel heater. Plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Double glazed window to the front aspect. Electric panel heater. Plug sockets. Skirting. Carpeted flooring.

OUTSIDE

To the front - Ample off road parking along with access to the detached garage.

To the rear- Various laid to lawn areas as well as multiple outbuildings which could be used to store garden equipment or converted into office / hobby spaces.

GARAGE

Double garage with window to side aspect.

PARKING

There is ample off road parking in addition to the garage.

SERVICES

Connected to mains electricity and water. This property falls under Council Tax Band C.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: E

The building

Semi-detached house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three good, EE good

Parking: Garage, Driveway, and Off Street

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

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry

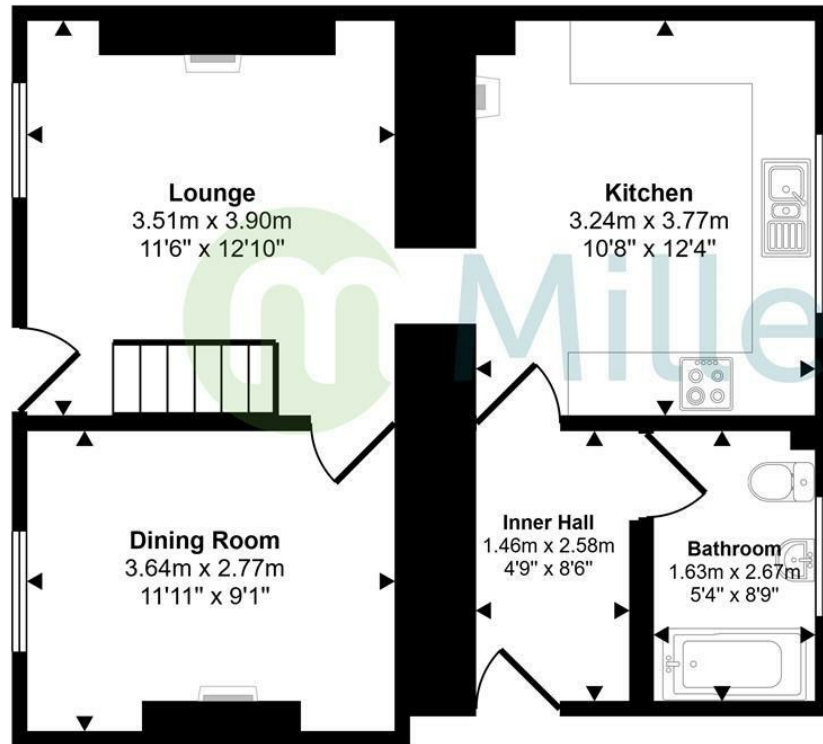


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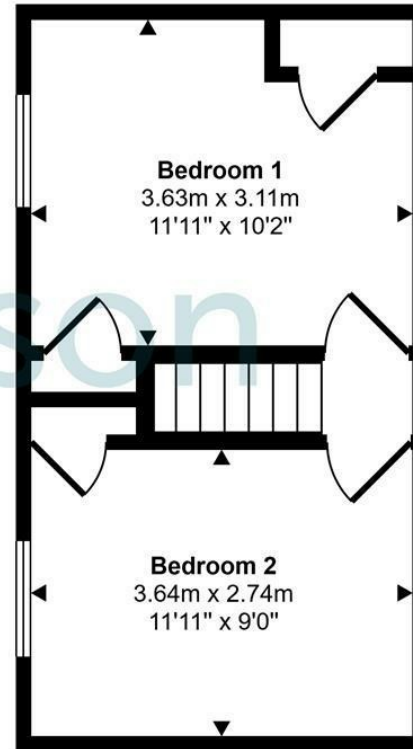
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
76 sq m / 819 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft



First Floor
Approx 25 sq m / 268 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		