



# Trembear Road

St. Austell

PL25 5NA

Asking Price £675,000

- EXCLUSIVE DEVELOPMENT
- FIVE DOUBLE BEDROOMS
  - AVAILABLE OFF PLAN
- BALLERINA KITCHEN WITH SIEMANS APPLIANCES
  - SOUTH FACING BALCONY
- HIGH QUALITY ZINC ROOF AND GUTTERING WITH 50 YEAR GUARANTEE
- STATEMENT OAK STAIRCASE
- DOUBLE GARAGE PLUS ELECTRIC VEHICLE CHARGING POINT
  - AIR SOURCE HEAT PUMP
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



**Tenure - Freehold**  
**Council Tax Band -**  
**New Build**  
**Floor Area 0.00 sq ft**



5



3



1



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# 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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

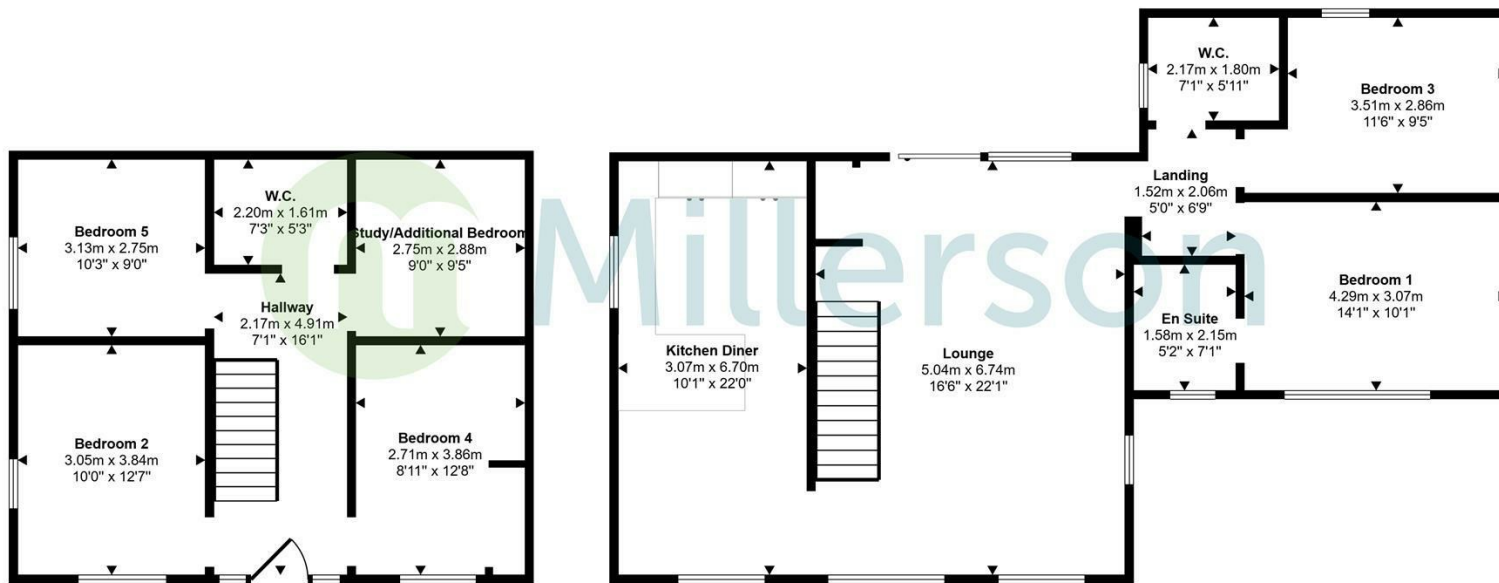
[www.millerson.com](http://www.millerson.com)

Scan QR Code For Material Information



Scan me!

Approx Gross Internal Area  
149 sq m / 1599 sq ft



Lower Floor  
Approx 57 sq m / 609 sq ft

Ground Floor  
Approx 92 sq m / 990 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.

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