



Tregarth  
Penwithick  
St. Austell

PL26 8UD  
Offers In Excess Of  
£170,000

- TWO WELL-PROPORTIONED BEDROOMS
- TUCKED AWAY RESIDENTIAL LOCATION
  - PERFECT FIRST HOME
  - EXPANSIVE REAR GARDEN
  - OFF ROAD PARKING AND GARAGE AVAILABLE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- SPACIOUS LOUNGE/DINER
- MOVE-IN READY CONDITION
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 667.36 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are truly delighted to bring to the market this deceptively spacious and wonderfully positioned two-bedroom mid-terrace home, quietly tucked away within a highly sought-after residential location. Perfectly balancing peace and privacy with convenience, the property remains within easy walking distance of a range of local amenities, well-regarded transport links, and everyday essentials. Offering both charm and practicality in equal measure, this home presents an exceptional opportunity for first-time buyers looking to step onto the property ladder, as well as savvy investors seeking a strong addition to their portfolio.

Upon entering, you are welcomed by a bright and inviting entrance hallway that immediately sets the tone for the rest of the home. From here, doors lead into a thoughtfully designed and well-equipped kitchen, boasting an extensive range of wall and base units, generous worktop space, and ample storage solutions, perfect for both everyday living and those who enjoy cooking and entertaining. The layout flows seamlessly through to the impressive lounge/diner, a superbly proportioned space enhanced by dual-aspect windows that flood the room with natural light throughout the day. This central hub of the home offers a warm and versatile setting, ideal for relaxing evenings or hosting family and friends. Completing the ground floor is a delightful conservatory, providing an additional reception area where you can unwind while enjoying uninterrupted views across the beautifully maintained garden.

The first floor continues to impress, offering two generously sized bedrooms, both well-presented and are complemented by a well-appointed family bathroom, finished to a practical and pleasing standard.

Externally, the property truly comes into its own. The rear garden is a standout feature and a genuine haven for gardening enthusiasts and those who appreciate outdoor living. Cleverly divided into three distinct sections, it offers both functionality and charm in abundance. The first area, accessed directly from the conservatory, is predominantly laid to lawn, an ideal setting for summer gatherings, alfresco dining, or simply relaxing in the sunshine. Beyond this, a gated entrance leads to a second tier, where an elevated patio hosts a greenhouse, surrounded by an array of mature planting and established foliage that provides colour, texture, and privacy. A thoughtfully positioned picnic bench invites you to pause and take in the peaceful surroundings. The final section of the garden is currently utilised as a productive vegetable plot, where the current owners have cultivated a variety of home-grown produce, further enhancing the lifestyle appeal of this wonderful outdoor space.

To the front of the property, there is the added convenience of off-road parking for two vehicles, along with a garage and a useful storage shed, catering to all practical needs.

Further benefits include connection to mains water, electricity, and drainage, with heating provided via an oil-fired boiler. The property is also attractively positioned within Council Tax Band A, adding to its overall appeal and affordability.

#### LOCATION

Penwithick is a small village on the outskirts of the town of St Austell in Cornwall, set within the rolling landscape of clay country that has long shaped the region's character and economy. Surrounded by gentle hills, patchwork farmland, and the distinctive white mounds left by historic china clay mining, the village blends rural quiet with traces of Cornwall's industrial past. Penwithick has a close-knit community feel, with traditional cottages, local amenities, and views that stretch across the countryside toward nearby villages and wooded valleys. Its location also places it within easy reach of the Cornish coast and attractions around St Austell, giving the village a peaceful atmosphere while still connecting it to the wider cultural and natural landscape of central Cornwall.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

#### ENTRANCE

uPVC door leading into:

#### KITCHEN

Skimmed ceiling. Double glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel wash basin with mixer tap and drainage board. Space for an electric oven, dishwasher and fridge-freezer. Multiple plug sockets. Skirting. Vinyl flooring. Door leading out to garage and parking.

#### LOUNGE/DINER

Smoke alarm. Dual aspect double glazed windows. Under-stairs storage cupboard. Consumer unit. Electric fireplace. Two radiators. Television point. Multiple plug sockets. Skirting. Carpeted and vinyl flooring.

#### CONSERVATORY

Multiple double glazed windows. Plug sockets. Tiled flooring. Doors leading into the rear garden.

#### FIRST FLOOR LANDING

Smoke alarm. Access into a partially boarded loft space. Built-in storage cupboard. Double glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM ONE

Double glazed window to the rear aspect. A range of built-in storage cupboard and drawers. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BATHROOM

Frosted double glazed window to the rear aspect. Built-in storage cupboard. Splash-back panelling. Walk-in mains fed shower cubicle. Vanity wash basin with a mixer tap and storage underneath. W.C. Radiator. Vinyl flooring.

#### EXTERNALLY

#### GARDEN

Externally, the property truly comes into its own. The rear garden is a standout feature and a genuine haven for gardening enthusiasts and those who appreciate outdoor living. Cleverly divided into three distinct sections, it offers both functionality and charm in abundance. The first area, accessed directly from the conservatory, is predominantly laid to lawn, an ideal setting for summer gatherings, alfresco dining, or simply relaxing in the sunshine. Beyond this, a gated entrance leads to a second tier, where an elevated patio hosts a greenhouse, surrounded by an array of mature planting and established foliage that provides colour, texture, and privacy. A thoughtfully positioned picnic bench invites you to pause and take in the peaceful surroundings. The final section of the garden is currently utilised as a productive vegetable plot, where the current owners have cultivated a variety of home-grown produce, further enhancing the lifestyle appeal of this wonderful outdoor space.

#### PARKING

To the front of the property, there is the added convenience of off-road parking for two vehicles, along with a garage and a useful storage shed, catering to all practical needs.



## SERVICES

Further benefits include connection to mains water, electricity, and drainage, with heating provided via an oil-fired boiler. The property is also attractively positioned within Council Tax Band A, adding to its overall appeal and affordability.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Poor, EE - OK

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

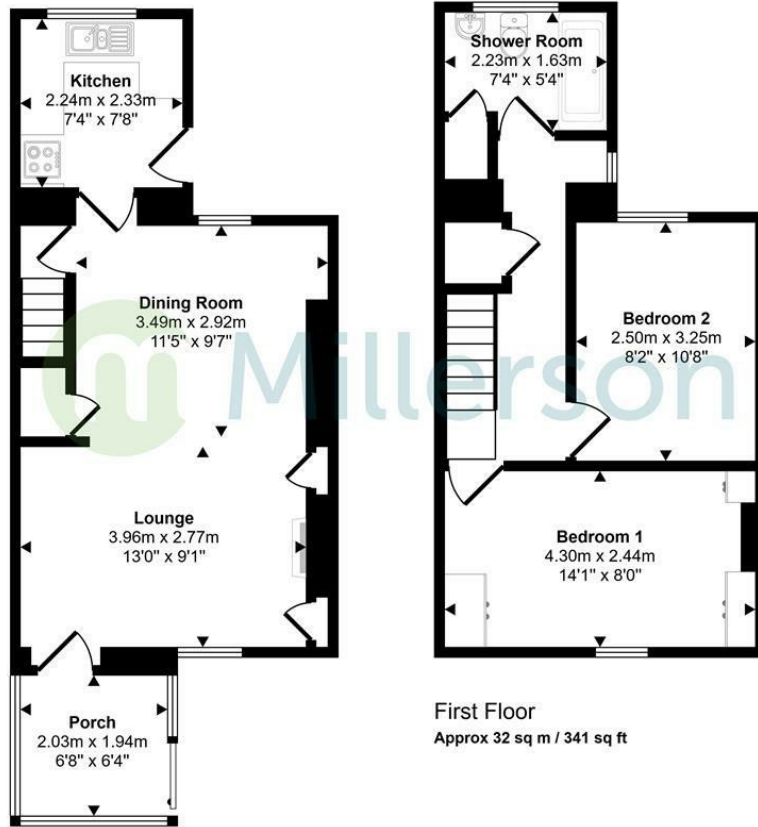
Non-coal mining area: Yes

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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  
68 sq m / 730 sq ft



Ground Floor  
Approx 36 sq m / 388 sq ft

First Floor  
Approx 32 sq m / 341 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) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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)

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