



Higher Trehiddle

St Austell

PL25 5FX

Asking Price £214,950

- BRAND NEW PROPERTY
- OVERLOOKING GREEN SPACE
 - GARAGE AND TWO ALLOCATED PARKING SPACES
 - OPEN PLAN LIVING ACCOMMODATION
 - PRACTICAL STORAGE THROUGHOUT
- INCENTIVES AVAILABLE
 - MOVE IN 2025



 **Millerson**
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Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 589.00 sq ft



Property Description

BRAND NEW HOME - READY IN 2025. The Dunham is an inviting coach house and benefits from an open plan kitchen, dining, and lounge area which provides a sociable space to relax, dine, and entertain, making everyday life a breeze. The thoughtful layout is ideal for unwinding after a long day or catching up with friends over a cup of tea. The main double bedroom offers a cosy retreat for restful nights, while the second bedroom is perfect for flexible use, whether as a stylish home office or a spacious walk-in wardrobe. This home also includes two spacious storage cupboards, offering plenty of room to keep everything neatly tucked away. The bathroom, conveniently located, adds to the home's practicality. The Dunham features an integral garage and one parking space, providing ample space for vehicles and storage alike. With views over an open green space, you'll enjoy a serene setting right on your doorstep, combining the comforts of modern life with the peace of a natural outlook. Further details below.

Location

Situated on the Western fringes of St Austell town, this property is within walking distance to the town centre which offers an extensive range of shopping facilities, eateries, a cinema and also a bowling ally. Local schools are scattered around and the town centre provides a mainline railway station for those who need to travel further afield. You will find the world famous Eden Project and the beautiful Lost Gardens of Heligan a short drive away along with some amazing coastline and stunning villages such as Charlestown and Mevagissey.

Entrance Hall

Stairs leading up to

Lounge/Diner

17'8 x 10'9 (5.38m x 3.28m)

Open plan.

Double glazed window to the front aspect. Doors and openings leading to:

Kitchen

8'6 x 6'5 (2.59m x 1.96m)

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top worksurfaces. Integrated oven. Sink with drainer.

Bedroom One

12'3 x 10'4 (3.73m x 3.15m)

Maximum measurements taken.

Double glazed window to the front aspect. Built in storage cupboard.

Bedroom Two

8'10 x 6'5 (2.69m x 1.96m)

Double glazed window to the front aspect.

Family Bathroom

Wash basin. Bath. WC with push flush.

Services

Mains Water, Electricity, Gas central heating and Drainage.
Council Tax to be confirmed.

For More Information

For further details, please contact us today.

Material Information

Plot 447: 2 Vetch Avenue (and other plots on site details may vary).

Freehold

Completion due October 2025

No Easements:

Restrictive Covenants please refer to agent for list.

Planning number Phase three: PA Number to be confirmed.

Parking 1 Allocated space and garage

No Flooding issues

No Coastal erosion

Access, via adopted road and then immediate road will be under management company, details yet to be confirmed

Mining searches done for development site

Knotweed : No

Disputes; No

No crime has taken place on the property

Mains Electricity

Mains Gas,

Mains Water

Mains Gas

Mains Drainage

Council tax to be confirmed

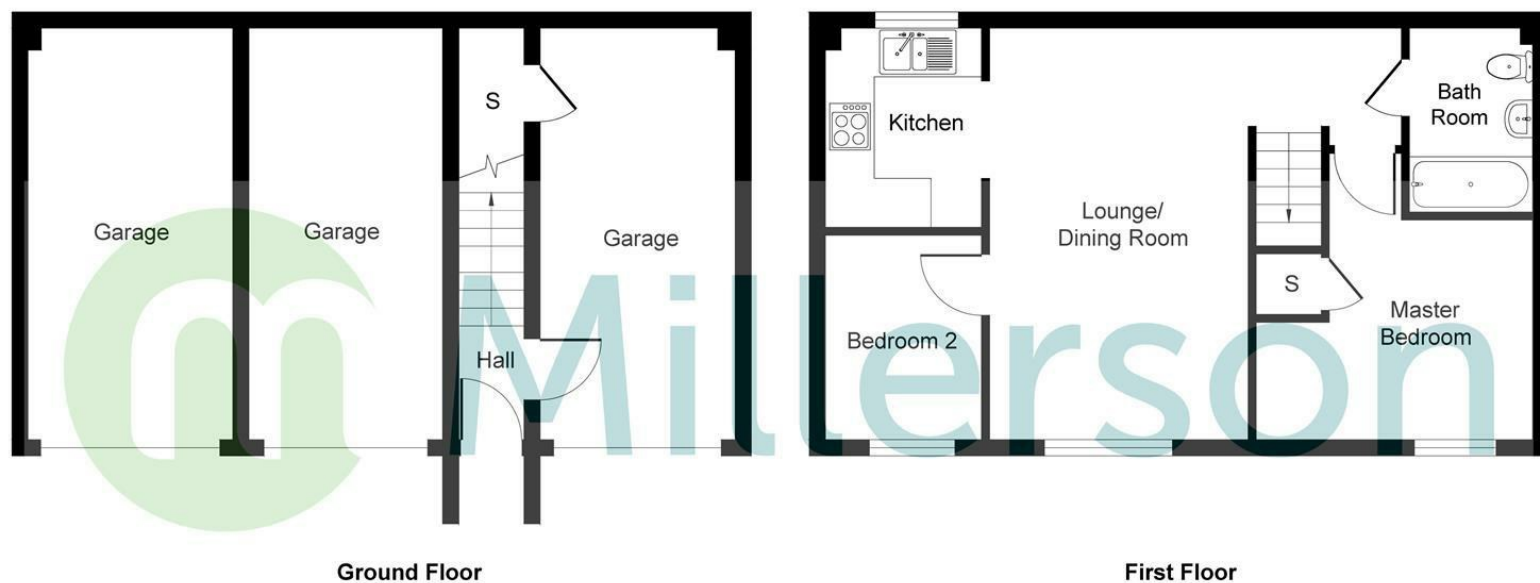
Broadband speed (Market supermarket) 264 MG via Virgin

Most mobile telephone companies service normal.

Agents Notes

Incentives: The vendor is offering up to 5% towards the deposit and will include flooring as part of the package.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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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

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