



Trelawney Road  
St. Austell  
PL25 4JB  
Guide Price £325,000

- FOUR DOUBLE BEDROOMS WITH TWO EN-SUITES
- EXPANSIVE SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES + GARAGE
- MULTI-GENERATIONAL LIVING OPPORTUNITY
  - PERFECT FAMILY HOME
  - IMMACULATELY PRESENTED
  - MAINS GAS & UNDERFLOOR HEATING
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - SEA GLIMPSES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
Part of Smart Property Group

# Tenure - Freehold

## Council Tax Band - B

### Floor Area - 1678.00 sq ft



4



3



2



0

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this exceptional four-bedroom semi-detached residence to the market. Occupying a generous plot in a highly convenient location, the property enjoys easy access to local amenities, schools and transport links, whilst retaining all the qualities and proportions expected of a substantial family home. Beautifully maintained and thoughtfully enhanced by the current owners, this impressive home offers an abundance of versatile living accommodation, making it ideally suited to growing families, multi-generational living or those seeking adaptable space for home working.

From the moment you step through the front door, the property exudes a sense of warmth and quality. A bright and welcoming entrance hallway sets the tone for the accommodation beyond, with natural light flowing throughout the home. The spacious lounge provides an inviting environment in which to relax and unwind, while the separate dining room offers an excellent setting for both formal entertaining and everyday family life.

At the heart of the home lies the well-appointed kitchen, thoughtfully designed to combine practicality with style. Fitted with an extensive range of wall and base units, the kitchen offers a wealth of storage and preparation space, making it ideal for keen cooks and busy households alike. To the rear, a delightful seating area provides the perfect spot to enjoy a morning coffee whilst overlooking the garden. Double doors open directly onto the rear terrace, effortlessly blending indoor and outdoor living and creating a wonderful space for entertaining during the warmer months. A useful utility room and separate WC further enhance the practicality of the ground floor accommodation.

One of the property's most impressive and unique features is the extensive ground-floor bedroom suite. Benefitting from its own separate access and underfloor heating, this versatile space lends itself perfectly to multi-generational living, guest accommodation or even a private workspace. The generously proportioned bedroom enjoys direct access to the rear garden through double doors and is complemented by a spacious wet-room en-suite, creating a comfortable and self-contained retreat.

Ascending to the first floor, the sense of space continues. Three further double bedrooms provide ample accommodation for family members and guests. Of particular note is the largest of these rooms, benefiting from its own en-suite shower room. This superb space offers endless possibilities, whether utilised as a luxurious guest suite, a teenager's haven, or a dedicated home office. The remaining bedrooms are served by a stylish and well-appointed family shower room, finished to a high standard.

Externally, the property truly comes into its own. Occupying a wonderfully generous plot, the south-facing rear garden has been thoughtfully landscaped to create a series of distinct outdoor spaces, each designed to make the most of the sun throughout the day. Stepping out from either the kitchen or principal ground-floor bedroom, you are greeted by an elevated decked terrace with contemporary glass balustrades, providing an ideal vantage point from which to admire the gardens below.

From here, the decking gently meanders through the grounds, guiding you through a collection of beautifully considered seating and entertaining areas. Whether enjoying al fresco dining with family and friends, relaxing with a favourite book, unwinding in the hot tub or simply soaking up the Cornish sunshine, the garden offers a space for every occasion. The carefully landscaped grounds have been planted with an array of vibrant shrubs, flowers and established planting, creating year-round interest, colour and texture. Towards the rear, a generous lawned area provides an excellent space for children and pets to enjoy, while the abundance of mature planting creates a sense of privacy and tranquillity rarely found in such a convenient location.

Further enhancing the outdoor space is a charming wooden summerhouse with a patio seating area to the front, providing an idyllic retreat for relaxation, hobbies or entertaining, together with an additional timber outbuilding offering useful storage. The property also benefits from a substantial 20' x 12' detached garage/workshop with power connected, accessed via the side of the property, making it ideal for secure vehicle storage, a workshop, home gym or a variety of other uses.

To the front of the property, a generous driveway provides ample off-road parking for multiple vehicles, complementing the detached garage and ensuring excellent practicality for modern family living.

The property is connected to mains water, electricity, gas and drainage and falls within Council Tax Band B.

#### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

#### THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

#### ENTRANCE HALLWAY

uPVC double-glazed entrance door. Skimmed ceiling. Coving. Consumer unit. Radiator. Skirting boards. Vinyl flooring. Doors leading to:

#### LOUNGE

Coving. Double-glazed window to the front aspect. Internal stained-glass window. Radiator. Television point. Multiple power sockets. Skirting boards. Laminate flooring.

#### DINING ROOM

Coving. Double-glazed window to the front aspect. Electric fireplace. Radiator. Multiple power sockets. Laminate flooring.

#### UTILITY ROOM

Skimmed ceiling. Recessed spotlights. Extractor fan. A range of fitted wall and base storage cupboards. Space and plumbing for a washing machine. Space for a tumble dryer. Tiled flooring.

#### W.C.

Skimmed ceiling. Recessed spotlight. Extractor fan. Understairs storage cupboard. Internal stained-glass window. Wash hand basin with mixer tap. Low-level W.C. Tiled flooring.

#### KITCHEN

Skylight. Skimmed ceiling. Recessed spotlights. Consumer unit. Double glazed window to the side aspect. A range of fitted wall and base soft-close storage cupboards and drawers. Integrated eye-level Hotpoint oven and grill. Four-ring Lamona induction hob with extractor hood over. Stainless steel sink with drainer and mixer tap. Splashback panelling. Multiple power points. Plinth spotlights. Skirting boards. Vinyl flooring. Under-flooring heating. Double doors leading out to the garden.

#### MASTER BEDROOM

Skimmed ceiling. Recessed spotlights. Smoke alarm. Double-glazed window. Thermostat. Television point. Multiple power sockets. Skirting boards. Vinyl flooring with underfloor heating. Double doors leading out onto the terrace.

#### EN-SUITE

Skimmed ceiling. Recessed spotlights. Extractor fan. Splashback tiling. Shower cubicle housing a mains-fed rainfall shower. Vanity wash hand basin with mixer tap and storage beneath. Low-level W.C. Vinyl flooring. Under-floor heating.

#### FIRST FLOOR LANDING

Skimmed ceiling. Coving. Loft access. Smoke alarm. Built-in storage cupboard. Multiple power sockets. Skirting boards. Carpeted flooring. Doors leading to:

#### BEDROOM TWO

Skimmed ceiling. Recessed spotlights. Loft access. Two double glazed windows, both capturing sea views. Two radiators. Television point. Multiple power points. Skirting boards. Carpeted flooring.

#### EN-SUITE

Skimmed ceiling. Coving. Recessed spotlights. Extractor fan. Splashback panelling. Double shower cubicle housing an electric waterfall shower with a separate handheld shower attachment. Vanity wash basin with mixer tap and storage beneath. Heated towel rail. W.C. Vinyl flooring.

#### BEDROOM THREE

Skimmed ceiling. Coving. Two double glazed windows to the front aspect. Over-stairs storage cupboard. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

#### BATHROOM

Skimmed ceiling. Recessed spotlights. Extractor fan. Frosted double glazed window to the side aspect. Splashback panelling. Bath with a mains-fed waterfall shower and separate handheld shower attachment over. Shaver point. Wash basin with mixer tap. Heated towel rail. W.C. Vinyl flooring.

#### BEDROOM FOUR

Skimmed ceiling. Coving. Double glazed window to the front aspect. Over-stairs storage cupboard. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

#### EXTERNALLY



#### GARDEN

Externally, the property truly comes into its own. Occupying a wonderfully generous plot, the south-facing rear garden has been thoughtfully landscaped to create a series of distinct outdoor spaces, each designed to make the most of the sun throughout the day. Stepping out from either the kitchen or principal ground-floor bedroom, you are greeted by an elevated decked terrace with contemporary glass balustrades, providing an ideal vantage point from which to admire the gardens below.

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#### PARKING

To the front of the property, a generous driveway provides ample off-road parking for multiple vehicles, complementing the detached garage and ensuring excellent practicality for modern family living.

#### SERVICES

The property is connected to mains water, electricity, gas and drainage and falls within Council Tax Band B.

#### AGENTS NOTE

An EPC has been instructed and will be uploaded to the advert upon receipt.

#### MATERIAL INFORMATION

- # Verified Material Information
- ## Costs and tenure
- Tenure: Freehold
- Council tax band: B
- EPC rating: Survey Instructed
- ## The building
- Semi-detached house, standard construction
- 4 bedrooms, 3 bathrooms, 2 receptions
- Accessibility adaptations: Wide doorways and Level access shower
- ## Services
- Mains electricity
- Mains water
- Mains foul drainage
- Mains surface water drainage
- Mains gas central heating
- Heating features: Double glazing and underfloor heating
- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 good, Vodafone good, Three good, EE good
- Parking: Driveway and Garage
- Not in a controlled parking zone
- No disabled parking available
- ## Risks and restrictions





Trelawney Road, St. Austell

Not a listed building  
Not in a conservation area  
No tree preservation order  
Title register restrictions (CL180413):

- The owner cannot claim ownership of, or dig for, any minerals or stone located more than 30 feet below the surface.
- There are 'restrictive covenants' (binding rules) contained in a 1982 document that limit how the property can be used. These are very common for houses originally sold by a local council.
- The current owner has entered into an 'indemnity covenant', which is a formal promise to follow the rules in the property's legal history and to pay for any costs if those rules are broken.
- A formal notice must be sent to IDR Finance UK II Limited if the property is sold or transferred. This is due to a court order regarding the current owner's financial interest in the property, and the seller's solicitor will handle this as a routine part of the closing process.

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.



# 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

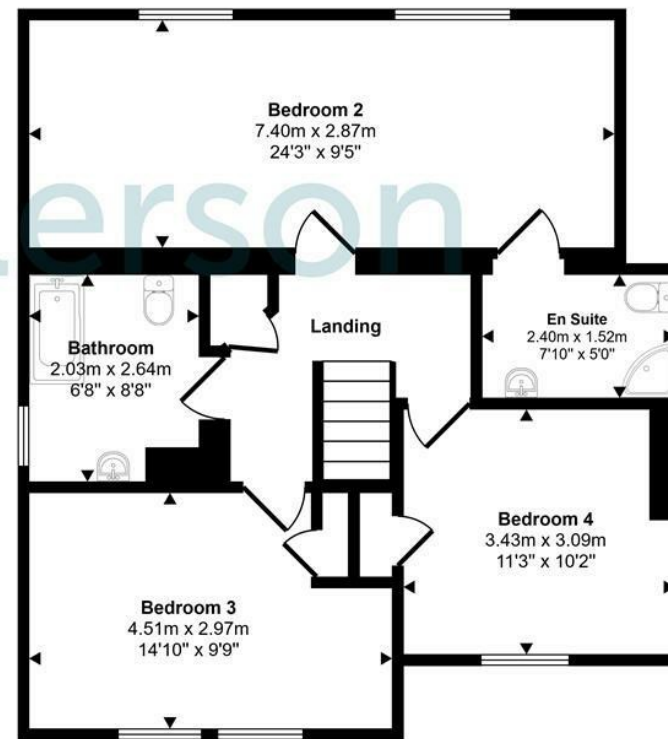
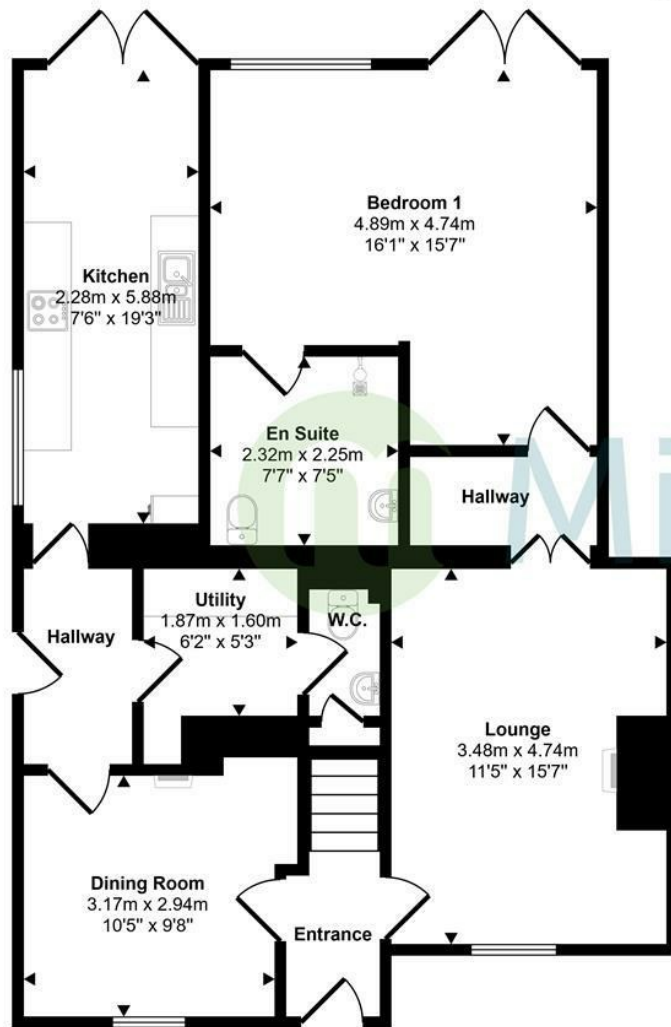
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## Scan QR For Material Information



Scan me!

Approx Gross Internal Area  
 156 sq m / 1678 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	