EST. 1999

CAMEL

COASTAL & COUNTRY



6 Vetch Avenue

Higher Trewiddle, St Austell, PL25 5GQ

Guide Price £319,950

3 2 1 B





6 Vetch Avenue

Higher Trewiddle, St Austell, PL25 5GQ

Guide Price £319,950





The Brancaster
A smart three-bedroom detached home forming part of Wain Homes' popular Higher Trewhiddle development on the western side of St Austell. The Brancaster is a well-proportioned design, with a traditional double-fronted appearance and attractive local stone and brick detailing to the front elevation.

The accommodation is arranged over two floors and includes an entrance hall, useful ground floor WC, a comfortable living room and a kitchen/dining room, with French doors out to the enclosed gardens. Upstairs are three bedrooms, including a master bedroom with its own en-suite shower room, together with the family bathroom.

Outside, the property has its own private driveway providing off-road parking, along with a lawned frontage. The house occupies a pleasant position within the development, and also enjoys the benefit of enclosed, lawned gardens with gated access to the driveway.

Higher Trewhiddle is situated off the A390 on the south-western side of St Austell, around a mile from the town centre, with local schools and amenities within easy reach. The surrounding area also provides straightforward access to the south Cornish coast, including Carlyon Bay, Porthpean and Pentewan.

Entrance Hall

Kitchen/Diner
16'3 x 13'0 (4.95m x 3.96m)
Narrowing to 9'3

Living Room
16'3 x 14'2 (4.95m x 4.32m)
Narrowing to 10'11

W.C
4'11 x 3'6 (1.50m x 1.07m)

Landing

Master Bedroom
11'3 x 10'10 (3.43m x 3.30m)

Ensuite Shower Room
8'1 x 4'8 (2.46m x 1.42m)

Bedroom Two
9'5 x 8'6 (2.87m x 2.59m)

Bedroom Three
9'11 x 7'7 (3.02m x 2.31m)

Bathroom
6'10 x 4'11 (2.08m x 1.50m)

Gardens
The property offers enclosed, lawned gardens with side access and French doors into the kitchen/diner.

Parking
To the side of the property there is a driveway, providing parking for two cars.

Directions
Sat Nav: PL25 5HY
What3words: ///zebra.purchaser.woods

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 2026
Construction Type: Block and Timber
Heating: Gas
Electrical Supply: Mains and Solar
Water Supply: Mains
Sewage: Mains
Council Tax: Awaiting
EPC: B89
Tenure: Freehold
Site Management Fees Apply: Awaiting confirmation on amount

Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.






Road Map



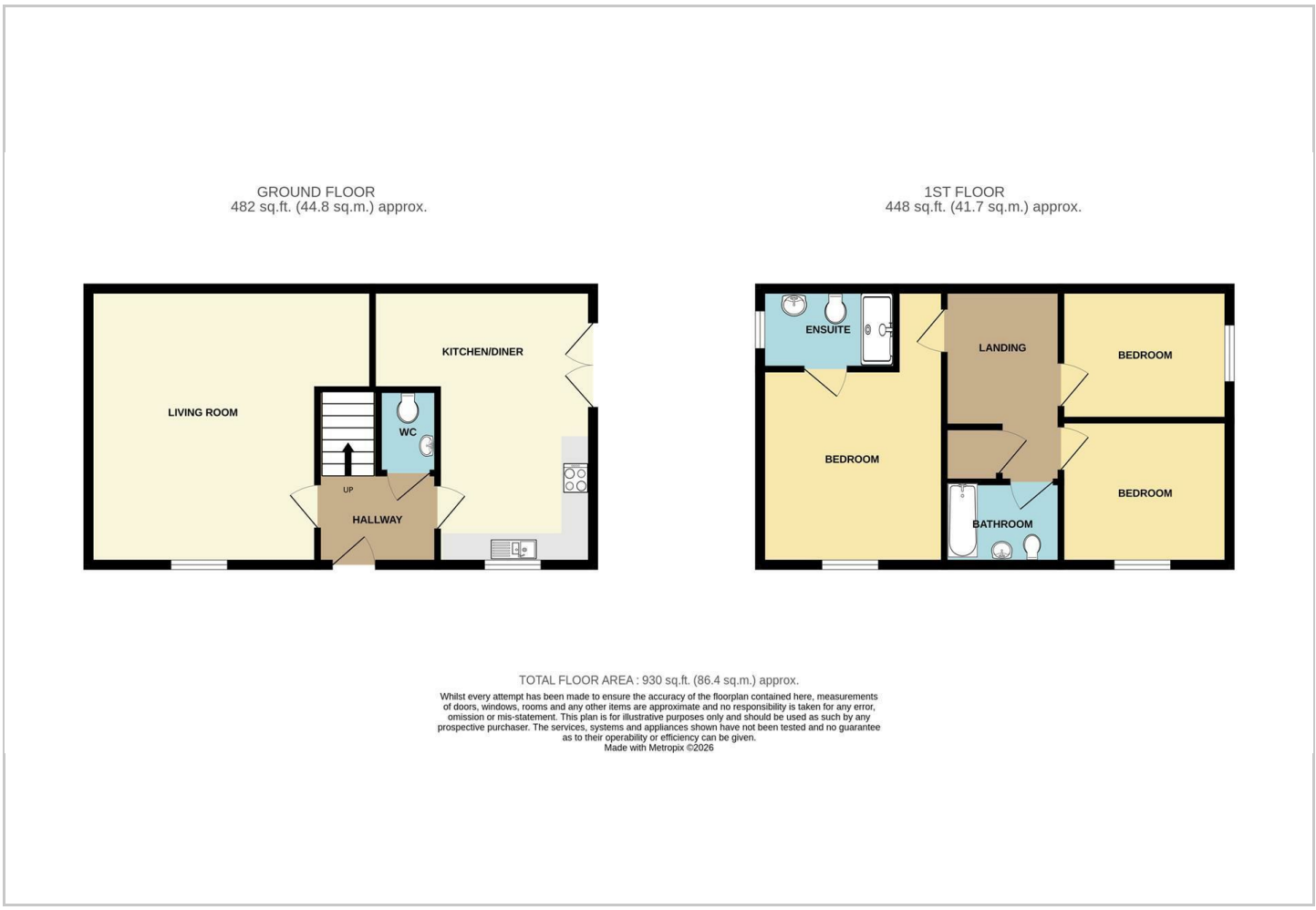
Hybrid Map



Terrain Map



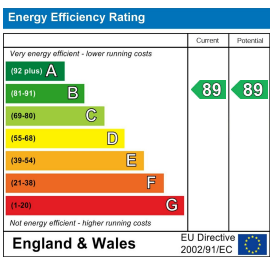
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk