



3 Vetch Avenue, St Austell, PL25 5GQ
Guide Price £319,950

Vacant and ready to move into - A very well presented, good as new, modern three bedroom home with generous garden. Attractive stone fronted design. Viewing is a must.

The Brancaster

A modern three-bedroom detached home forming part of Wain Homes' popular Higher Trehiddle 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 Trehiddle 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: C

EPC: B90

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

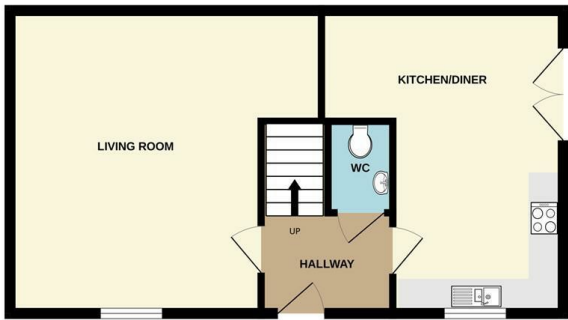
guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

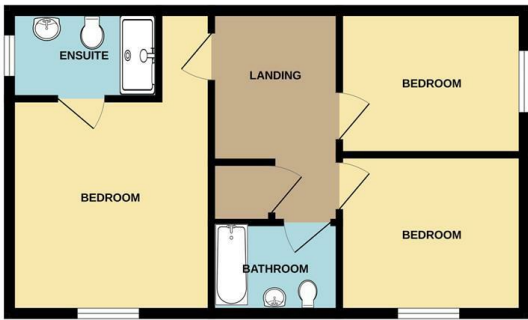
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in 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.

Floor Plan

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

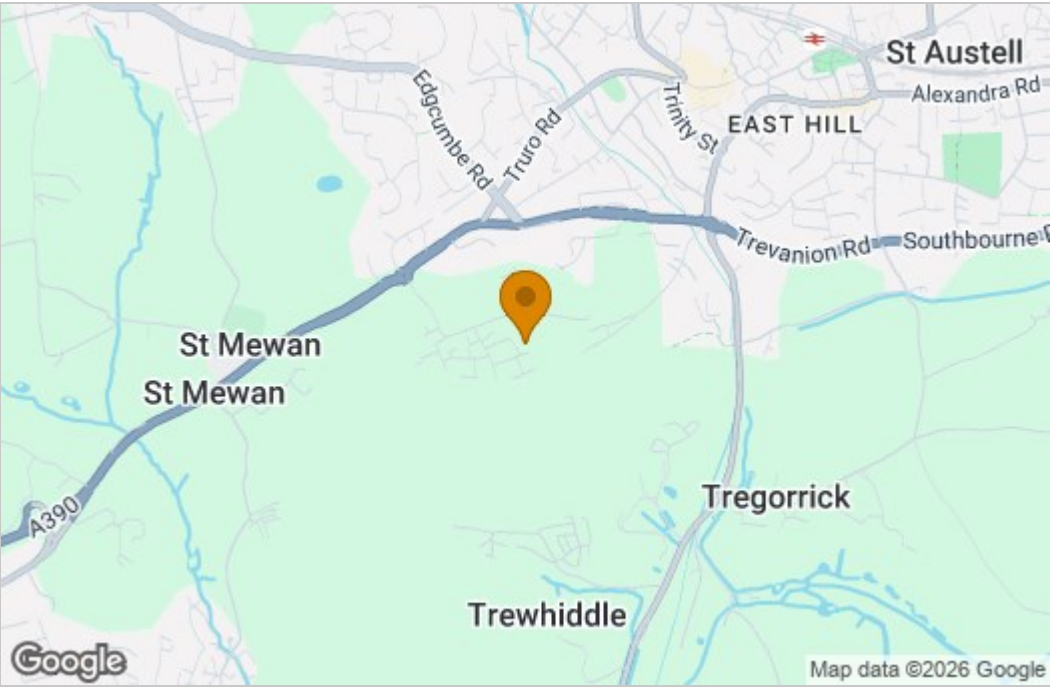


1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.

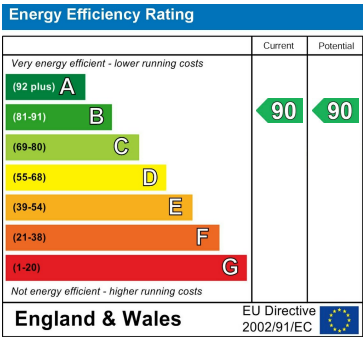


TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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.