

EPC:
Waiting

Socotra Drive, Trewoon, St. Austell

Guide Price: £300,000

STRATTON CREBER













NO ONWARD CHAIN
Stratton Creber St Austell is proud to present this spacious and well-presented detached bungalow, located at Socotra Drive, Trewoon, St. Austell, Cornwall.

This detached three-bedroom bungalow is set in a well-established and popular residential area, offering practical accommodation that suits a range of buyers, from families to those looking for single-level living. The property features both a front and rear garden, providing usable outdoor space with plenty of potential for planting, seating areas, or general day-to-day use.

Inside, the layout is straightforward and functional. The kitchen semlessly connects into the dining room, creating a defined space for family meals, and this then opens into a conservatory that looks out over the rear garden. The conservatory adds valuable extra living space and works well as a sitting area, hobby room, or a place to enjoy the garden year-round.

There are three bedrooms and a main bathroom, with enough flexibility for one of the rooms to be used as an office or guest space if needed.







Total floor area 102.2 m² (1,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

STRATTON CREBER





Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01726 73254
E: staustell@strattoncreber.co.uk
47 Aylmer Square, St. Austell, Cornwall, PL25 5LJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Stratton Creber is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: STL_STL250554_R6PL_8