



MAY WHETTER & GROSE

**122 RETALLICK MEADOWS, ST. AUSTELL, PL25 3BZ
OFFERS IN EXCESS OF £425,000**



LOCATED IN ONE OF ST AUSTELL'S MOST SOUGHT AFTER RESIDENTIAL DEVELOPMENTS, A SHORT DISTANCE FROM ST AUSTELL BAY BEACHES AND COASTLINE. TUCKED AWAY AT THE END OF THE CUL-DE-SAC WITH THE BACKDROP OF OPEN NATURE WOODLAND BEHIND, IS THIS IMPECCABLY PRESENTED SPACIOUS DETACHED FAMILY RESIDENCE, WITH AMPLE DRIVEWAY PARKING AND DOUBLE GARAGE SET WITHIN WELL PRESENTED GARDENS. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION AND STANDARD OF FINISH THROUGHOUT. EPC - C



Location

Within walking distance of the property is a Primary School, children's play park, doctors surgery and chemist, and convenience store. Within easy reach is the Holmbush complex of shops comprising a Post Office, butchers and Tesco supermarket. St Austell town centre is situated approximately 2 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

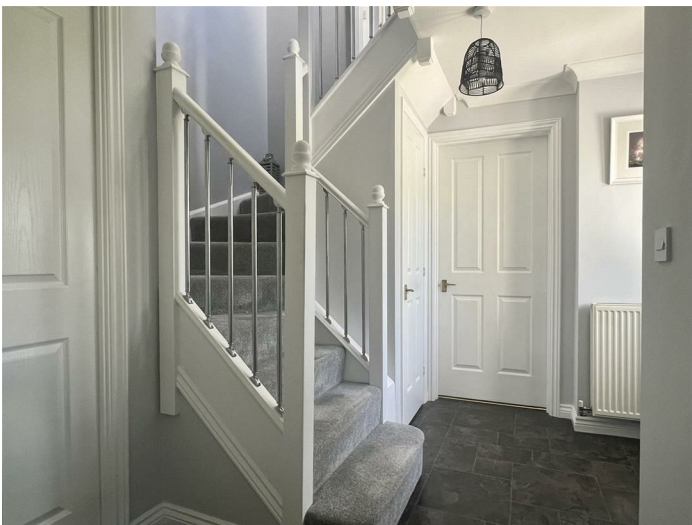
From St Austell come down Trenowah Road past St Austell Healthcare Centre on your right hand side, carry straight on towards the Cricket Club taking the left hand turn into Retallick Meadows. Turn up approximately 100 yards, bear around to the right carry along and then drop down to the right hand side and around to the left. Follow the road to the end and the property will appear in front of you on the right hand side.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

A paved pathway leads to covered front canopy entrance with outside courtesy lighting, part obscure glazed door opens through into entrance hall.

Entrance Hall



A spacious welcoming hallway finished with a tile effect flooring covering with four panel white doors to all downstairs rooms and storage. Wall mounted radiator. Carpeted staircase with white hand rails and chrome spindles turning to the first floor.

Lounge

11'0" x 19'11" plus bay recess (3.37 x 6.09 plus bay recess)



The full length of the property, benefitting from double doors with glass panels opening out onto the rear garden, further double glazed window to front, both having pull back vertical blinds. Focal point of attractive wall mounted modern gas fire together with additional radiator.



Cloakroom/WC

Comprising low level WC and hand wash basin with polished tiled splashback. Radiator to side. Obscure double glazed window. Tile effect floor covering, matching the entrance hall.

Coat Cupboard/Storage

There are two additional cupboards in under stairs recess, one for coats and one for storage.

Dining Room

9'7" x 10'2" (2.94 x 3.10)



Low level double glazed window with pull back vertical blinds to the front.

Kitchen/Breakfast Room

11'5" narrowing to 8'7" x 20'1" - maximum (3.48 narrowing to 2.63 x 6.14 - maximum)



Located to the rear of the property and enjoying an outlook over the garden from a double glazed bay window with further double glazed window in the kitchen. Finished with attractive floor covering. Two wall mounted radiators. The kitchen comprises a range of light wood fronted wall and base units with roll top laminated work surface incorporating four ring gas hob with hidden extractor above, integrated oven, integrated fridge and freezer. There is under unit space and free standing space for further white good appliances.



Utility Room

5'7" x 7'8" - maximum (1.71 x 2.35 - maximum)



Also having similar wall and base units and work surface with stainless steel sink and drainer with mixer tap. Additional under unit space for white goods. The matching flooring continues through. Wall mounted radiator. Door out onto side path and driveway.



Staircase turning to the first floor landing with double glazed window with pull back blinds to the front. Four panel doors to all upstairs rooms. Door through to useful storage. Access to the loft.

Bedroom

8'10" x 9'11" (2.71 x 3.03)



Finished with a light strip wood laminated floor covering. Wall mounted radiator beneath double glazed window with pull back vertical blinds enjoying an outlook down over the garden and onto the natural woodlands and green area behind with glimpses of the coastline.

Principal Bedroom

9'11" x 11'10" (3.04 x 3.63)



This wonderfully appointed principal bedroom, also enjoying the outlook from a double glazed window with pull back blinds. Wall mounted radiator. Feature paper patterned wall. Wide open arch through into dressing area with floor to ceiling glass mirror fronted wardrobes to both sides and door to en-suite.



En-Suite

5'3" x 8'2" (1.61 x 2.51)



Comprising low level WC and hand basin set into a white fronted vanity storage unit. Mosaic tiled splashback. Obscure double glazed window with roller blind and radiator. Part bi-fold doors into shower cubicle with integrated shower system and matching tiled surround. Recess spotlighting and ceiling mounted extractor.

Family Bathroom

7'3" x 7'5" - maximum (2.22 x 2.28 - maximum)



Comprising low level WC, hand wash basin and panelled bath with part mosaic tiled splashback surround. Bi-fold doors into cubicle with wall mounted integrated shower system and similar matching tiles. Obscure double glazed window with roller blind to the front with radiator beneath. Finished with coloured strip wood effect floor covering.

Bedroom

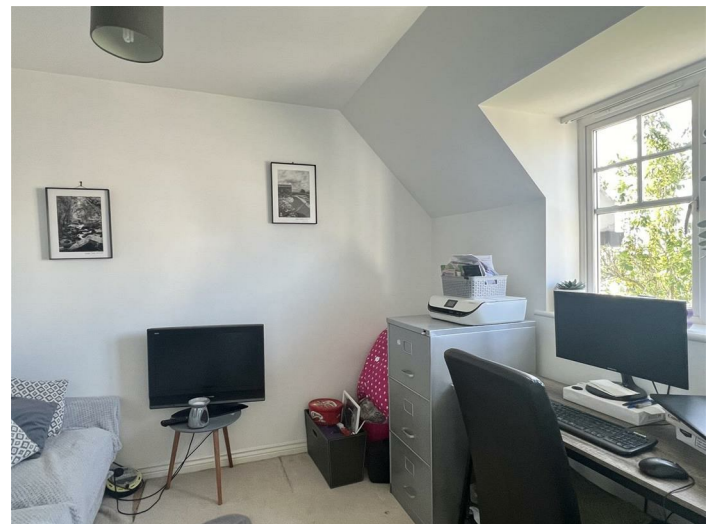
9'9" x 11'4" - maximum (2.99 x 3.46 - maximum)



Radiator beneath double glazed window with pull back blinds to the rear, also enjoying an outlook down over the gardens, communal green and woodland area, together with glimpses of the coastline.

Bedroom

8'2" x 9'11" - maximum (2.51 x 3.04 - maximum)



Situated to the front. Double glazed window with pull back vertical blind with radiator to the side.

Outside



hedging providing privacy.

The rear is accessed via the main lounge to a raised decked area, a wonderful al fresco dining and entertaining area. Pathway leads to lower lawn area, all enclosed by strip wood fence panelling. There is also access to the garage from the garden via the side door.

There is also outside power.



The property is approached at the end of the cul-de-sac. The driveway is located to the side with double width driveway to the side, ample parking for numerous vehicles.

Double Garage



With electric roller door, the garage offers both power and light. Eaves storage.



The front garden is mainly laid to lawn with well kept

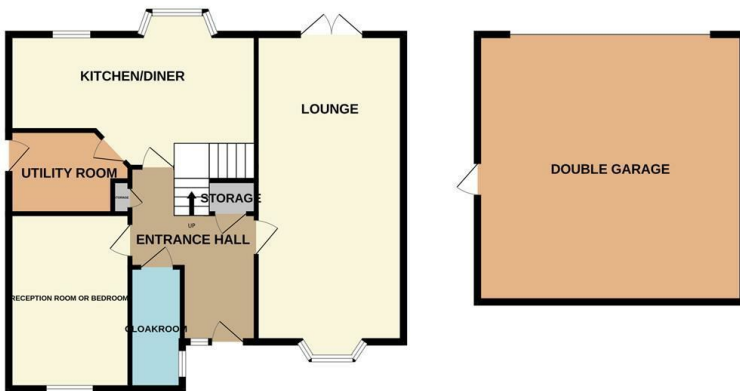
Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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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