

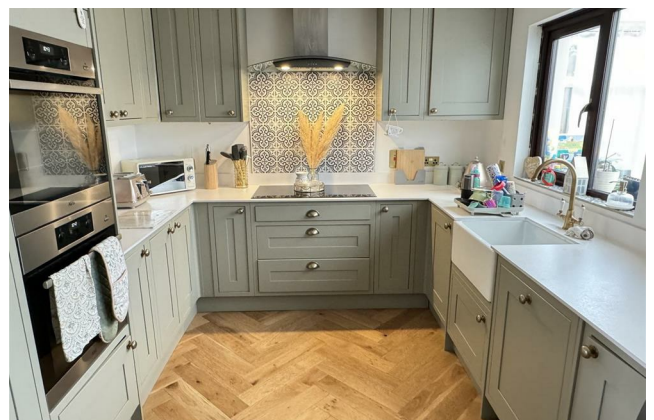


**MAY WHETTER & GROSE**

**9 CHURCHTOWN MEADOWS, ST STEPHEN, PL26 7NF**  
**GUIDE PRICE £275,000**



A WELL PRESENTED AND DECEPTIVELY SPACIOUS MID TERRACE HOUSE WITH THREE BEDROOMS, OFF ROAD PARKING AND GARAGE/STORE. THE MUCH LOVED FAMILY HOME OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING AND HAS BEEN MODERNISED WITH UPDATED KITCHEN, BATHROOM AND DECORATED THROUGHOUT. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL KEPT HOME LOCATED WITHIN A WELL REGARDED AREA AND IN CLOSE REACH OF AMENITIES. EPC - D



## Location

Situated near the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of the recently regenerated St Austell town centre, offering 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 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

## Directions

From St Austell, head out to the village of St Stephen. As you come into the village you will head up past Hawkins Peugeot Garage. Take the second Right hand turn (One Way system). Pass the church on your right. Take the next right hand turn, proceed down the one way road (Churchtown Road) taking the first left into Churchtown Meadows. The property is located on the left hand side of the road with off road parking to the front.

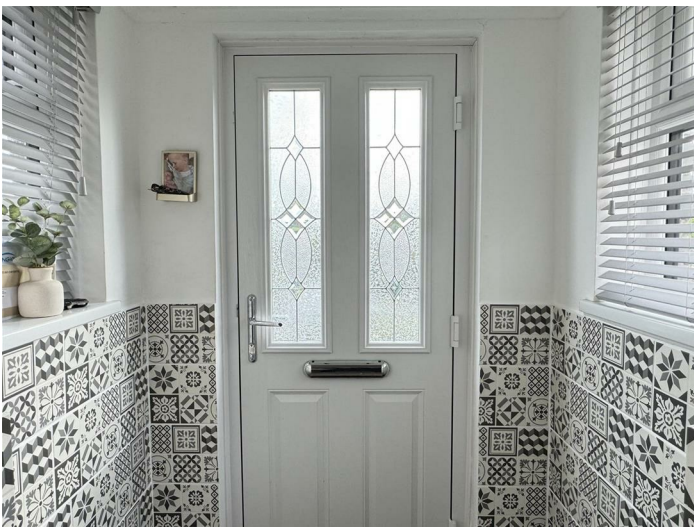
## Accommodation

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

Updated Upvc double glazed front door with inset obscure glazing with leaded detailing allows external access into entrance porch.

## Entrance Porch

4'5" x 3'1" (1.35 x 0.95)



Door through to lounge, tiled flooring, part tiled walls. Wood clad ceiling. Upvc double glazed windows to the left and right hand elevations.

## Lounge

15'7" x 13'8" (4.76 x 4.18)



Upvc double glazed window to front elevation with lovely views over open countryside to the front of the property, door through to kitchen/diner. Carpeted stairs to first floor. Real wood flooring. Textured ceiling. Radiator. High level television aerial point suitable for wall mounted TV.



## Kitchen

15'6" x 9'5" (4.73 x 2.88)



A lovely updated kitchen with Upvc double glazed door to rear elevation allowing access through to the spacious conservatory. Two further Upvc double glazed windows to rear elevation overlooking the conservatory and in turn the rear garden. Door through to "walk through". Continuation of real wood flooring. Updated kitchen benefitting from matching wall and base kitchen units, slimline square edge worksurfaces with matching splashback, Belfast ceramic sink and integral dishwasher. Space for fridge/freezer. Fitted AEG double oven. Large AEG five ring induction hob with tiled splashback and fitted extractor hood over. Space for washing machine. Radiator. Part wood clad walls. The kitchen benefits from soft close technology and is presented to a very high standard.



## Conservatory

12'5" x 9'5" (3.81 x 2.88)



Beautifully flowing off of the kitchen is the spacious conservatory. A lovely addition to the property with Upvc double glazed twin doors to rear elevation allowing access to the low maintenance and enclosed rear garden. The remainder of the rear, right and left elevations are in the form of sealed glazed units with opening windows above to the left and right hand side. Polycarbonate roof. Tiled flooring. Radiator. The conservatory benefits from the addition of light and power with ceiling mounted fan.



### Walk Through

5'2" x 4'7" (1.60 x 1.40)



Agents Note: This area previously formed part of the garage, now incorporated to create access through to the garage/store and WC. Tiled flooring. Light and Power. Door through to WC and door through to Garage/Store.

### WC

5'2" x 2'11" (1.60 x 0.91)



Updated WC suite comprising low level flush WC with dual flush technology and ceramic hand wash basin with central mixer tap. Part tiled walls. Fitted extractor fan. Tiled flooring.

### Garage/Store

11'9" x 8'4" (3.60 x 2.56)

Metal up and over garage door. Cold water tap. Floor standing Worcester central heating boiler. Agents Note: The boiler is a combination boiler and fed by oil. The garage/store benefits from eaves storage, this area is currently used to house the current owners tumble dryer. Agents Note: This garage is not full length and will not house a car. Electric fuse box. To the rear of the garage above the walk through and WC is additional eaves storage options.

### Landing

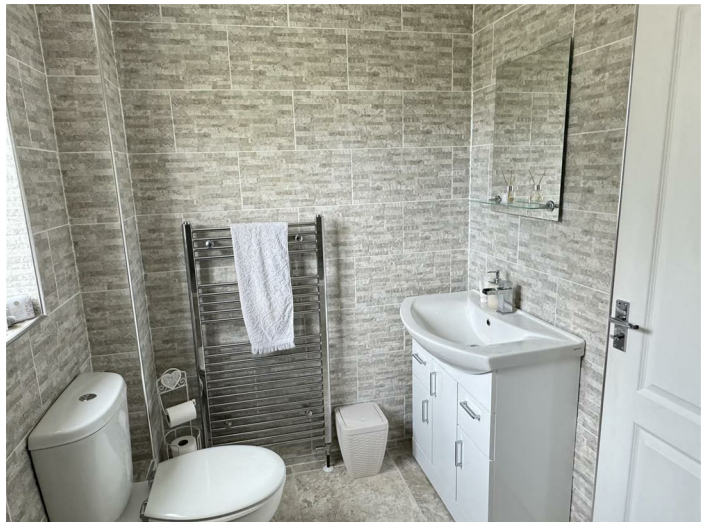
10'6" x 6'4" - maximum (3.22 x 1.94 - maximum)



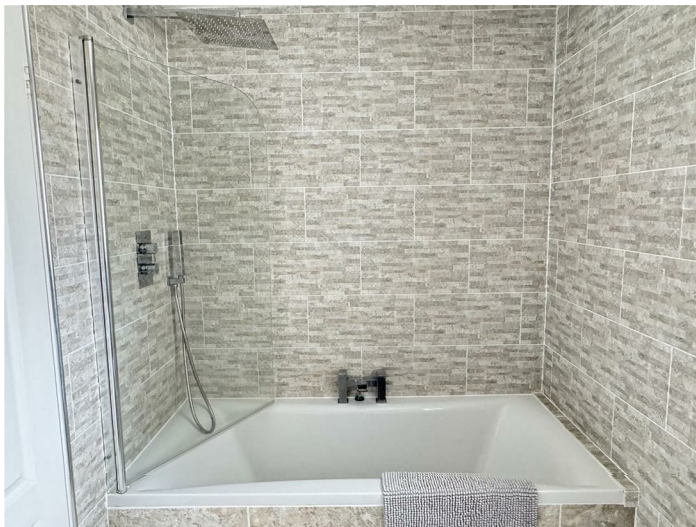
Upvc double glazed window to side elevation providing natural light. Doors to bedrooms one, two, three and family bathroom. Additional door opens to provide access to the airing cupboard offering slatted storage facilities. Carpeted flooring. Loft access hatch. Textured ceiling.

### Family Bathroom

8'4" x 5'6" (2.55 x 1.70)



Upvc double glazed window to rear elevation with obscure glazing. Updated three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central waterfall mixer tap set on vanity storage unit. Tile enclosed bath with central waterfall mixer tap, fitted shower with recessed controls, overhead shower nozzle and detachable body nozzle. Fitted shower screen. Tiled walls. Heated towel rail. Fitted extractor fan.



lovely views over open countryside to the front of the property. Carpeted flooring. Radiator. Textured ceiling.

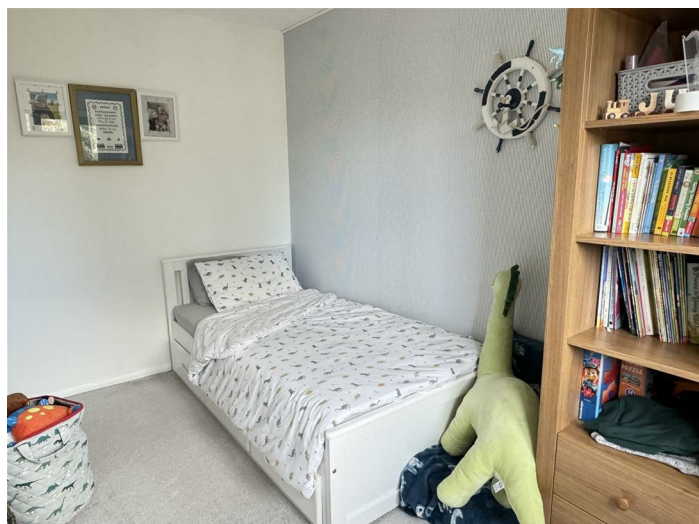
### Bedroom Three

7'7" x 6'4" - maximum (2.32 x 1.95 - maximum)



### Bedroom Two

11'9" x 8'10" - maximum (3.59 x 2.71 - maximum)



Upvc double glazed window to front elevation again with lovely far reaching views. Carpeted flooring. Radiator. Textured ceiling.

### Outside

To the front of the property there is a tarmac drive providing off road parking, to the left hand side there is an area of chippings allowing off road parking options. The front garden is laid to lawn with raised slate planting bed.

Steps lead up to provide access to the front door.

Upvc double glazed window to rear elevation enjoying an outlook over the enclosed rear garden. Carpeted flooring. Radiator. Textured ceiling.

### Bedroom One

8'10" x 11'5" (2.70 x 3.49)



Upvc double glazed window to front elevation with

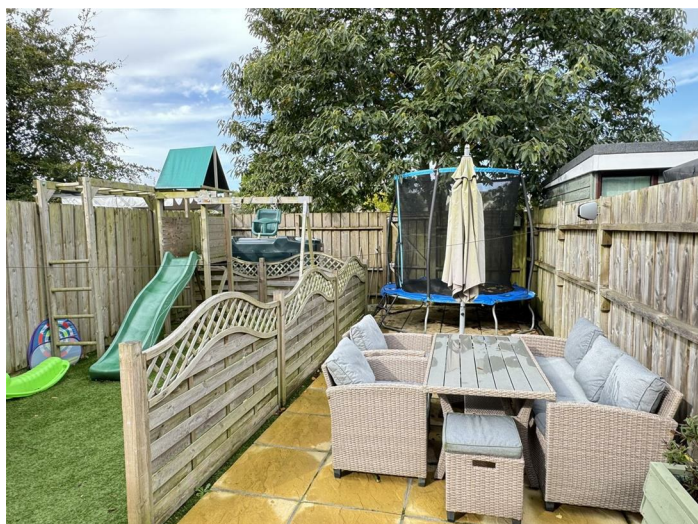


Located directly off of the conservatory is a paved patio, steps lead up to an elevated area of paving. To the right hand side of the rear garden the entire area is paved. To the left hand side is an area of astro turf with elevated stone fronted planting bed.

The oil tank is located in the far left hand corner and there is a rear access gate providing external access. The boundaries are clearly defined with wood fencing

to the right, left and rear elevations. To the left hand side of the conservatory is an outdoor tap.

A delightful enclosed and peaceful rear garden.



### Council Tax Band - B

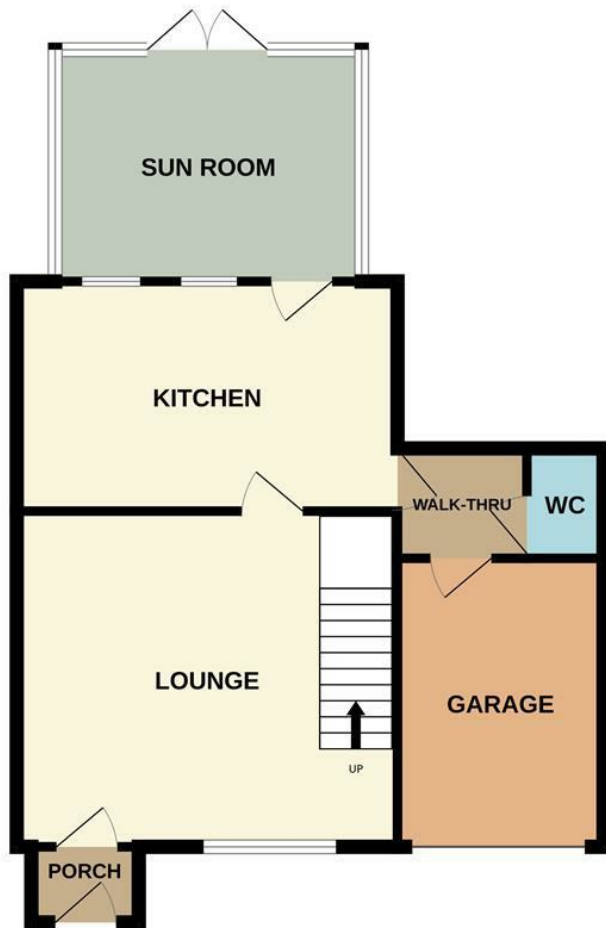
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>58</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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