

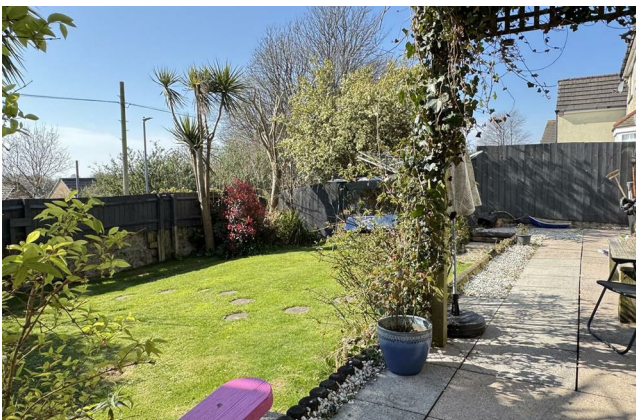


MAY WHETTER & GROSE

133 RETALLICK MEADOWS, ST. AUSTELL, PL25 3BZ
GUIDE PRICE £425,000



A WELL SITUATED DETACHED HOUSE WITH FOUR/FIVE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM. FURTHER BENEFITS INCLUDE A DOUBLE GARAGE, OFF ROAD PARKING AND A DELIGHTFUL ENCLOSED REAR GARDEN. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH MAINS GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL KEPT FAMILY HOME LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. 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. 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 go along Trenowah Road past Wheel Northey Surgery on your right hand side, carry on towards the A391, turn left up into Retallick Meadows. Follow the road in where number 133 is located on the right hand side of the road. There is ample parking on the drive for viewers.

Accommodation

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

Upvc double glazed door with inset spyhole and obscure glazed panelling allows external access into entrance hall.

Entrance Hall

10'9" x 10'4" (3.28 x 3.15)



With matching sealed glazed obscure Upvc unit to right hand side of front door. Doors through to lounge, kitchen/diner, reception two/bedroom five and WC. Additional door opens to provide access to the under stairs storage void. Door to the right hand side of the stairs opens to provide access to another useful in-built storage cupboard. Wood effect vinyl flooring. Carpeted stairs to first floor. Radiator.

W.C.

6'7" x 3'2" (2.02 x 0.97)



Upvc double glazed window to side elevation with obscure glazing. Low level flush WC, pedestal hand wash basin. Continuation of wood effect vinyl flooring. Radiator. Mains enclosed fuse box. Tiled walls to water sensitive areas.

Reception Two/Bedroom Five

10'0" x 9'8" (3.07 x 2.95)



Upvc double glazed window to front elevation overlooking the front garden. Carpeted flooring. Radiator. Agents Note: This room was previously used as a bedroom and comfortably houses a double bed, it also doubles as a second reception, home office or craft room.

Kitchen/Diner

20'3" x 14'1" - max (6.19 x 4.31 - max)



A spacious and well appointed kitchen/diner with Upvc double glazed bay window to rear elevation overlooking the enclosed rear garden with further Upvc double glazed window to rear elevation. Matching kitchen base units, slim-line marble effect work surfaces with matching splashback, stainless steel one and half bowl sink with matching draining board and adjustable central mixer tap. The kitchen benefits from integral dishwasher. Space for gas fired range with fitted extractor hood above. Tiled walls to water sensitive areas. Continuation of wood effect vinyl flooring. Space for generous dining table. Space for American Style Fridge/Freezer. Door through to utility. The kitchen benefits from intelligent storage and soft close technology. Telephone point. Agents Note: Some of the power points have inset USB charging points.

Utility

9'3" x 5'7" (2.83 x 1.72)



Upvc double glazed door to side elevation with upper inset glazed panel. Continuation of wood effect vinyl flooring. Wall mounted Baxi Mains Gas Fired Combi Boiler. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink and matching draining board and central mixer tap. Space for washing machine and tumble dryer. Tiled walls to water sensitive areas. Fitted extractor fan. Radiator.

Lounge

22'4" x 10'11" (6.83 x 3.35)



A fabulous twin aspect room with Upvc double glazed bay window to front elevation overlooking the front garden. Upvc double glazed patio doors to the rear elevation with matching sealed glazed units to the left and right hand sides and in-built fitted blinds. Carpeted flooring. Two radiators. Television aerial point. Electric real flame effect fire set within decorative fire surround.





Bedroom Two

11'10" x 11'4" - max (3.62 x 3.47 - max)



Upvc double glazed window to rear elevation with delightful views over the surrounding area. Carpeted flooring. Radiator.

Bedroom Four

8'1" x 9'10" (2.47 x 3.02)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

Landing

13'2" x 8'3" (4.03 x 2.53)



Upvc double glazed window to front elevation. Doors through to bedrooms one, two, three, four and family bathroom. Additional door opens to provide access to a useful in-built storage void. An additional door opens to provide access to another in-built storage recess. Loft access hatch.

Family Bathroom

9'4" x 7'4" - max (2.87 x 2.24 - max)



Upvc double glazed window to front elevation with obscure glazing, matching four piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin, panel enclosed bath with central mixer tap and separate shower enclosure with glass shower door and wall mounted mains fed shower. Fitted extractor fan. Tile effect laminate flooring. Radiator. Part wood clad walls.

Bedroom One

12'1" x 9'10" (3.69 x 3.02)



A generous principal bedroom with Upvc double glazed window to rear elevation with delightful far reaching views over the surrounding area. Carpeted flooring. Opening through to walk in wardrobe. Radiator. Television aerial point.



Walk in Wardrobe

4'4" x 7'6" - max (1.34 x 2.30 - max)



Beautifully flowing off the principal bedroom, to the right and left hand side twin full length mirrored doors open to provide access to in-built storage. To the rear a door allows access through to the en-suite.

En-Suite

8'2" x 5'6" (2.49 x 1.70)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white shower suite comprising of low level flush WC, ceramic hand wash basin with central mixer tap set on vanity storage unit with work top storage to either side. Large fitted shower enclosure with glass shower door and wall mounted mains fed shower. Tiled walls to water sensitive areas. Tile effect laminate flooring. Radiator. Fitted extractor fan.

Bedroom Three

8'11" x 10'0" (2.73 x 3.06)



Upvc double glazed window to rear elevation with a delightful outlook over the surrounding area.

Outside



Conveniently accessed off a no through road, to the front of the property a pebble chipped area flows off the pavement with the hardstanding drive allowing off road parking for numerous vehicles and provides access to the houses double garage.

Double Garage

17'5" x 17'11" (5.31 x 5.48)



Twin electric garage doors. The garage benefits from light, power and eaves storage.



To the left hand side of the drive, wrought iron fencing provides safety, to the side a wrought iron gate opens to steps providing access down to the front door. At the bottom of the steps there is a paved walkway flowing to the right hand side with a sunken granite chipped area to the right hand side complete with raised pond.

To the right hand side of the property a secure gate provides access through to the rear garden.

To the left hand side of the steps is another area of granite chippings, with a elevated slate fronted wall laid to astro turf. A further area of astro turf to the left hand side. Another wooden gate to the left which provides access to covered storage located to the left hand side of the house.

The boundaries are clearly defined with wood fencing to the right and left elevations.



As previously mentioned accessed either via the right hand secure external gate or via the lounge or utility door to the right hand side of the property is the enclosed rear garden. With paved patio flowing across the rear of the property complete with outdoor

tap and external power points.

Off the lounge to the rear, there is an established pergola offering shielding from the elements. The remainder of the sunken rear garden is laid to lawn and is well stocked with an array of evergreen planting and shrubbery. The boundaries are clearly defined with wood fencing to right, left and rear elevations.

The enclosed rear garden offers a good degree of privacy and has been well maintained.

Council Tax Band - E

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

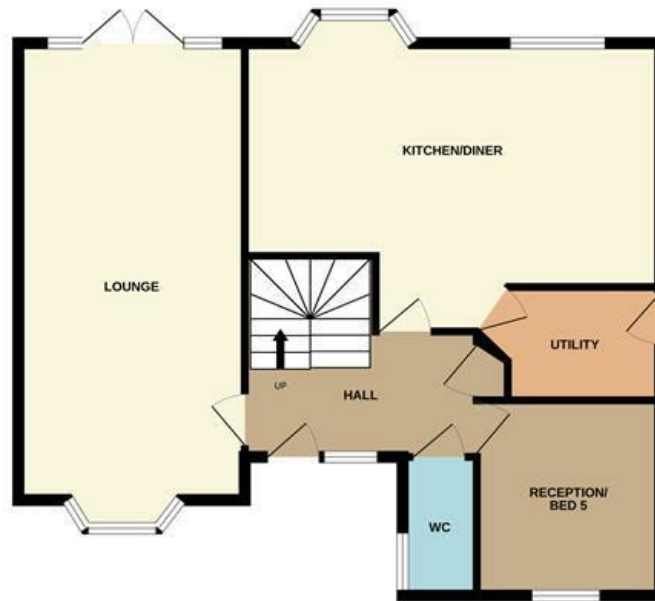
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

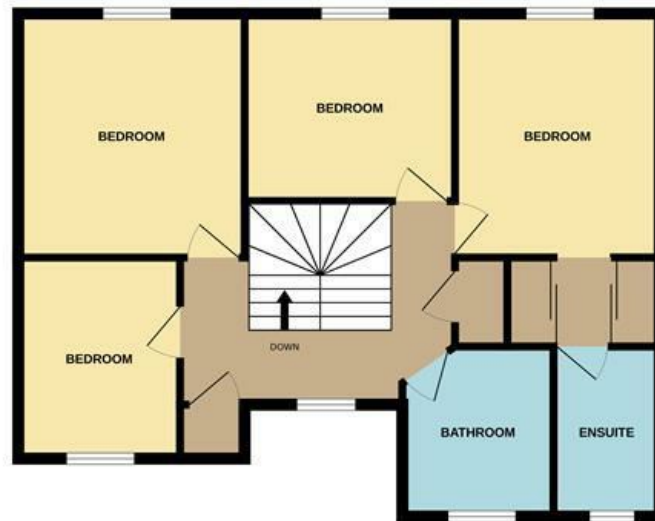
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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	



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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