

MAY WHETTER & GROSE

5 JUBILEE MEADOW, ST. AUSTELL, PL25 3EX
GUIDE PRICE £225,000



SITUATED IN THE POPULAR RESIDENTIAL DEVELOPMENT OF JUBILEE MEADOW, IS THIS TWO BEDROOM SEMI DETACHED HOME WITH SHARED ACCESS DRIVEWAY TO THE SIDE WITH DETACHED GARAGE. INTERNALLY OFFERING LOUNGE/DINER, KITCHEN, WET ROOM, BOTH BEDROOMS WITH BUILT IN WARDROBES AND ENCLOSED TIERED LOW MAINTENANCE REAR GARDEN. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION CLOSE TO WHEAL NORTHEY SURGERY, HOLMBUSH SHOPS AND SUPERMARKETS. EPC - D



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: (01726) 73501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk



Within walking distance of the property is a 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 head out on to the A390 to the Tesco traffic lights, turning left on to Daniels Lane. Head up to the top and at the T junction, turn left and immediately right at the roundabout onto Trenowah Road. Head down past Wheal Northey Surgery, turning right into Jubilee Meadow, taking the first left cul-de-sac onto the brick paving and immediately to the left. There is a driveway with the garage located to the side.

Accommodation:

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

To the front are steps with covered front entrance with courtesy lighting leading into entrance hallway.

Entrance Hall:

Finished with carpeted flooring. Wall mounted radiator. Access to loft space. Light wood panel doors into all living spaces. Door into airing cupboard with slatted shelving.

Kitchen:

8'3" x 9'2" (2.53m x 2.80m)



Double glazed window with fitted blind to front. Door into lounge/diner.

Lounge/Diner:

10'7" x 15'6" (3.24m x 4.74)



(maximum measurement)

Large double glazed window to front with deep display sill. Finished with coloured carpeted flooring and light painted wall surround with coving. Radiator.

Wet Room:

7'1" x 5'7" (2.16m x 1.71m)



Obscure double glazed window to side. Radiator.

Bedroom Two:

7'2" x 9'3" (2.20m x 2.84m)



Double glazed window to the rear enjoying views over the garden. Sliding light wood fronted doors into built in wardrobe storage and shelving. Radiator.

Bedroom One:

10'7" x 11'7" (3.23m x 3.54m)



Double glazed panel doors with wide glass panel opening out onto the garden. Radiator. Large built in, floor to ceiling wardrobe.

Outside:

The front garden is mainly laid to lawn with shared driveway access to the front of the garage.

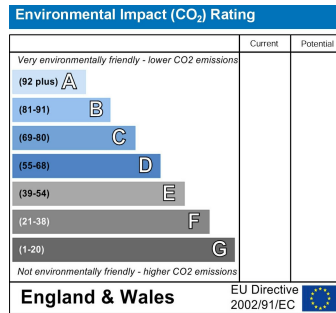
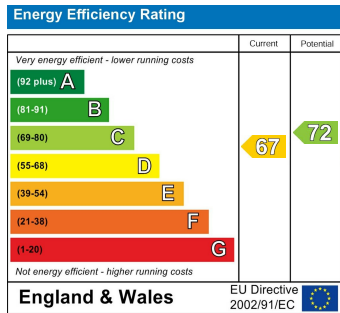
Garage:

Up and over door. Eaves storage. Part glazed door to the side leading out to the rear garden.



The rear garden is tiered and offers low maintenance with granite stone chippings on each level with access by steps and pathway to the side with handrail. Mainly enclosed by strip wood fence panelling and natural hedging.

Council Tax - B



GROUND 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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