

camel

H O M E S



137 Retallick Meadows

St. Austell, PL25 3BZ

Guide Price £400,000



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The Property

This detached four/five-bedroom family home is situated in the Retallick Meadows development of St Austell. Boasting four bedrooms, a family bathroom, and an en-suite to the master bedroom on the first floor, as well as a living room, kitchen/diner, dining room/office/potential 5th bedroom, and a handy W.C on the ground floor, this is the perfect family home.

In addition to the spacious living accommodation, the property enjoys good-sized enclosed gardens with an elevated balcony that has French Doors leading into both the living room and dining room. You will also benefit from a garage and driveway parking.

Retallick Meadows is located on the outskirts of St Austell, providing great access to Par, Fowey, Lostwithiel, and for those commuting, the A38 is within a short drive, offering good access to Plymouth. In the opposite direction, the A390 provides an easy commute to Cornwall's capital and cathedral city, Truro.

Both St Austell and Par offer mainline train stations, with St Austell's station being just 1.5 miles away.

For beach lovers, Carlyon Bay, Spit Beach, and Par Beach are all within a short drive or a pleasant walk. The world-renowned Port of Charlestown is also only a stone's throw away. Here, you can enjoy the beautiful harbor where films such as Pirates of the Caribbean, Alice in Wonderland, and the hit TV series Poldark were filmed. Why not stop at one of the many restaurants or public houses the harbourside port has to offer.

Entrance Hall

W.C

6'6" x 3'3" (1.98m x 0.99m)

Living Room

14'5" x 14'4" (4.39m x 4.37m)

Dining Room

12'1" x 8'4" (3.68m x 2.54m)

Kitchen/Breakfast Room

13'6" x 12'5" (4.11m x 3.78m)

Utility Room

6'4" x 5'5" (1.93m x 1.65m)

Landing

Master Bedroom

14'5" x 9'11" (4.39m x 3.02m)

En-Suite

7'1" x 5'5" (2.16m x 1.65m)

Bedroom Two

11'10" x 8'1" (3.61m x 2.46m)

Bedroom Three

9'9" x 6'11" (2.97m x 1.83m 3.35m)

Bedroom Four

9'0" x 7'10" (2.74m x 2.39m)

Family Bathroom

6'11" x 6'7" (2.11m x 2.01m)

Garage

21'1" x 7'8" (6.43m x 2.34m)

Driveway Parking

There is parking to the front of the property for two cars

Gardens

The gardens are set out to the rear of the property and are majority laid to lawn with a decked sun terrace that is set off the living room.

Directions

Sat Nav: PL25 3BZ

What3words: ///drums.spooned.unzipped

Property Information

Age of Construction: 2004

Construction Type: Block (Assumed)

Heating: Mains Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: C

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we

would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



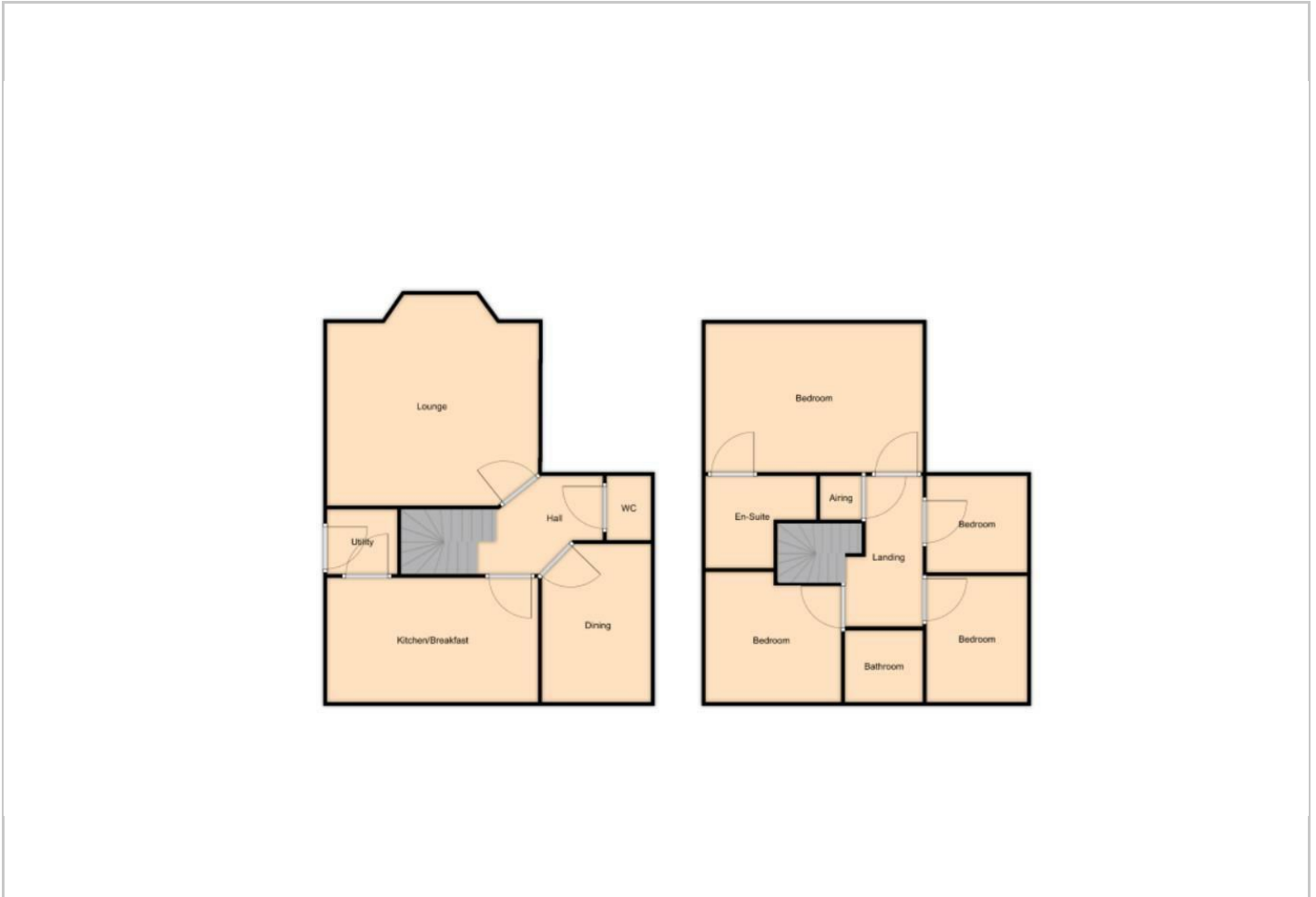
Hybrid Map



Terrain Map



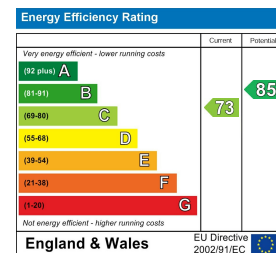
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.