

Burrows ESTATE AGENTS

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Churchtown Meadows, St. Stephen, St. Austell, PL26 7NF



£289,000

- Available vacant possession, no ongoing chain
- Link detached 3 bedroom house
- Situated within popular rural village of St Stephen
- Popular cul-de-sac setting
- Lounge, kitchen/dining room with porch, 3 bedrooms, shower room
- Double glazed, night storage heating
- Driveway/hardstanding parking, garage
- Lawned garden to front
- Enclosed good sized garden to rear

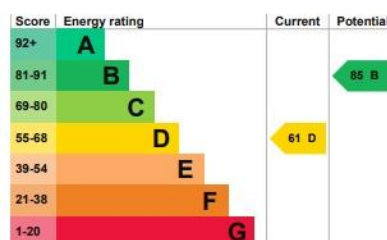
Available with vacant possession, no ongoing chain, is this link-detached 3 bedroom house offering good sized accommodation in a popular village location. In brief the accommodation comprises of lounge, kitchen/dining room and rear porch. To the first floor are 3 bedrooms and a modern white fitted shower room.

Outside the property has a driveway/hardstanding parking, lawn and flowerbed garden to front, main garden is to the rear where there is a good sized lawned area, patio and being enclosed with timber fencing to boundaries. The front of the property enjoys countryside views. There is also scope, subject to any necessary planning consent to extend the property to the rear as some neighbouring properties have or to convert the garage to provide further accommodation.

The rural village of St Stephen is a popular village with ample amenities including local convenience store, Post Office, primary and secondary school, fish and chip shop, Chinese takeaway. The main St Austell town centre is approximately 5 miles away and offers a further range of amenities, St Stephen also gives good access to Newquay and the North Coast.

Accommodation

Front Entrance	UPVC door to lounge.
Lounge	15' 9" x 13' 9" (4.80m x 4.19m) Maximum including staircase to first floor, night storage heater, TV aerial point and window to front. Door to kitchen and dining room.
Kitchen/Dining Room	15' 9" x 9' 5" (4.80m x 2.87m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with space and plumbing for washing machine, cooker space and further low level appliance space. Part-tiled walling, door and window to porch, night storage heater and window to rear.
Rear Porch	6' 8" x 5' 5" (2.03m x 1.65m) Good useful area with hardwood windows to side and rear enjoying garden outlook and door to side leading to garden.
First Floor	
Landing	Doors off to all 3 bedrooms and shower room. Door to recessed airing cupboard housing hot water cylinder. Access hatch to roof space and window to side.
Bedroom 1	11' 5" x 9' 0" (3.48m x 2.74m) Window to front enjoying distant countryside views.
Bedroom 2	11' 9" x 6' 10" (3.58m x 2.08m) Plus door recess. Window to rear. Electric wall panel heater.
Bedroom 3	6' 8" x 6' 4" (2.03m x 1.93m) Plus recess. Window to front, again enjoying distant countryside views.
Shower Room	8' 6" x 5' 7" (2.59m x 1.70m) White suite comprising wash basin, with vanity unit under, close coupled WC and corner glazed shower cubicle with Mira electric shower. Electric towel radiator and patterned glazed window to rear.
Outside	To the front there is a tarmac driveway/hardstanding parking which gains access to the garage with steps leading up to the front entrance. Lawn garden to front with gravel borders and Cornish stone wall to front. The rear garden has a paved pathway leading up to an expanse of lawn with flowerbed borders and timber fencing to boundaries.
Garage	17' 0" x 8' 6" (5.18m x 2.59m) Light and power connected, metal up and over door, pedestrian door to rear and window to rear.



Council Tax Band C Correct as at May 2024.

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

