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15 Churchtown Meadows, St. Austell PL26 7NF

£250,000

A SPACIOUS THREE BEDROOM LINK DETACHED FAMILY HOME WITH A GARAGE, DRIVEWAY PARKING AND AN ENCLOSED REAR GARDEN LOCATED IN A QUIET RESIDENTIAL AREA ON THE EDGE OF THE POPULAR VILLAGE OF ST STEPHEN, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Link Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- THREE BEDROOM LINK-DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- POPULAR, RESIDENTIAL LOCATION
- WELL CARED FOR ENCLOSED REAR GARDEN

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DESCRIPTION:

St Stephen is centrally based between Newquay and St Austell. Within St Stephen, you will find a convenience store, a post office, a family friendly pub with a beer garden and a secondary and primary school. St Austell is the closest town offering a more comprehensive range of shops and amenities. Newquay with its many beautiful beaches, range of shops, cafes and bars is approximately half an hour drive and the picturesque harbours of Mevagissey and Charlestown are found closer to St Austell, approximately 15 minutes drive. There are many famous local attractions nearby including The Lost Gardens of Heligan and the Eden Project. The A30 is easily accessible from here.

This property is tucked away on a well regarded street comprising of well maintained homes on generous plots.

The front door opens into the living room which has a window to the front and stairs to the first floor. At the rear, the kitchen diner offers a good range of units with space for a washing machine and fridge with an integrated oven and electric hob. There's ample space for a dining table and a rear porch overlooking the garden.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear and all have been freshly decorated. The two front bedrooms enjoy distant rural views. Also on the first floor, there's a shower room and access to the loft.

This property has electric night storage heaters, the windows are all upvc double glazed.

Externally, at the front there's ample driveway parking and a neat front garden. At the rear, the garden is enclosed and has been well cared for with a lawned area and plenty of well established plants, trees and shrubs with access to the rear of the garage.

In summary, this property would be perfect for a family looking to put their own stamp on a property and is offered with no onward chain.

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Lounge
4.80m x 4.19m (15'9 x 13'9)

Kitchen Diner
4.80m x 2.87m (15'9 x 9'5)

Rear Porch
2.03m x 1.68m (6'8 x 5'6)

Bedroom 1
3.48m x 2.77m (11'5 x 9'1)

Bedroom 2
3.58m x 2.08m (11'9 x 6'10)

Bedroom 3
2.03m x 1.93m (6'8 x 6'4)

Shower Room
2.59m x 1.70m (8'6 x 5'7)

Garage
5.18m x 2.62m (17'0 x 8'7)

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FLOORPLAN:



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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	85

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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	

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