



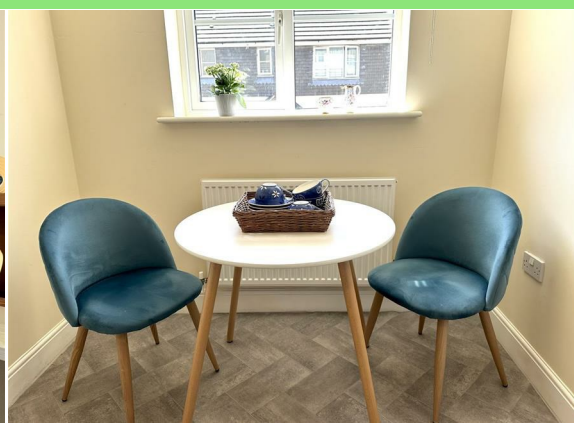
Retallick Meadows

St. Austell

PL25 3BY

Offers Over £300,000

- DETACHED FAMILY HOUSE
 - NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
 - KITCHEN/DINER
- LARGE LIGHT LIVING ROOM
- MAIN BEDROOM ENSUITE
- GAS CENTRAL HEATING
 - INTEGRAL GARAGE
- SET IN POPULAR LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1011.00 sq ft



PROPERTY

This is a well presented three bedroom detached family home which offers accommodation that briefly comprises covered entrance porch, reception hall, kitchen/diner, living room, cloakroom/WC and on the first floor a main bedroom ensuite and two further double bedroom and a family bathroom. Outside there is a spacious integral garage and driveway and an enclosed rear garden with large paved patio area.

LOCATION

The property is situated not far from both Bethel and Sandy Hill. It is within walking distance of primary schools, supermarkets, public house, convenience store and Bethel Methodist church. The doctor's surgery and pharmacist is also within easy access of the property. Further afield St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world-famous Eden Project.

ACCOMMODATION COMPRISES

All dimensions are approximate

COVERED ENTRANCE PORCH

With courtesy light, leading to the Upvc front door.

RECEPTION HALL

Skimmed ceilings, panelled radiator, stairs to first floor

CLOAKROOM/WC

7'10" x 3'1" (2.41m x 0.94m)

Low Level WC, wall mounted wash basin with tiled splash back, panelled radiator, double glazed window to side aspect.

LIVING ROOM

20'6" x 11'6" (6.25m x 3.52m)

A bright spacious room with double glazed French doors to rear garden, double glazed window to rear, two panelled radiators, TV ariel point, gas fire point.

KITCHEN/DINER

14'5" x 7'10" (4.41m x 2.40m)

A modern kitchen with range of base units and work tops, built in cooker, four ring gas hob, extractor hood, tiled splash back, one and half stainless steel sink unit with mixer taps, double glazed window to side aspect, space and plumbing for dishwasher and or washing machine,

various wall mounted units, wall mounted Glow warm gas central heating boiler.

Dining area: with double glazed window to front aspect, panelled radiator, space for dining table.

FIRST FLOOR

With built in cupboard and access to insulated loft space.

BEDROOM ONE

11'7" x 11'1" (3.55m x 3.39m)

With double glazed window to front aspect and sea glimpses, panelled radiator.

BEDROOM TWO (Main bedroom)

11'5" x 11'3" (3.48m x 3.45m)

With double glazed window to rear aspect, panelled radiator, door to:

ENSUITE

8'10" x 3'11" (2.70m x 1.20m)

With shower cubicle, wash basin, low level WC, double glazed window to side aspect.

BEDROOM THREE

11'7" x 11'7" (3.55m x 3.55m)

Double glazed window to rear aspect, panelled radiator.

FAMILY BATHROOM

8'4" x 7'9" (2.56m x 2.38m)

With panelled bath, low level WC, wash basin and corner shower cubicle, panelled radiator, obscure double glazed window to front.

GARAGE

17'6" x 8'2" (5.35m x 2.51m)

Height in garage (3.73M) ideal for storage. Roller door, power and light.

OUTSIDE

To the front is a driveway leading to the single garage, gravelled area to front, side path leading to the easily maintained enclosed rear garden with large paved area ideal for relaxation and alfresco entertaining.

DIRECTIONS

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

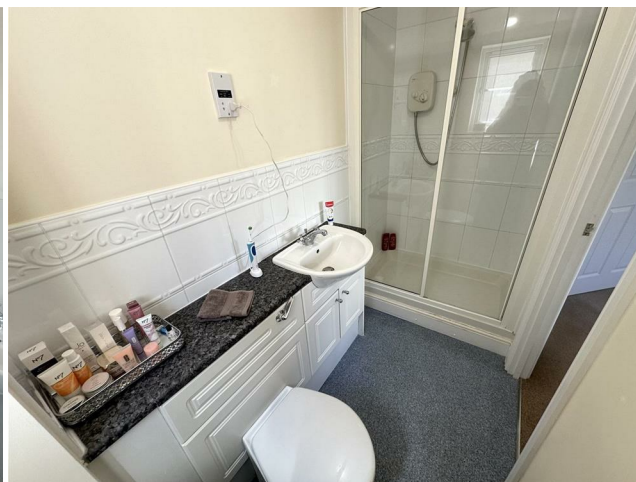
Electricity supply: Mains electricity

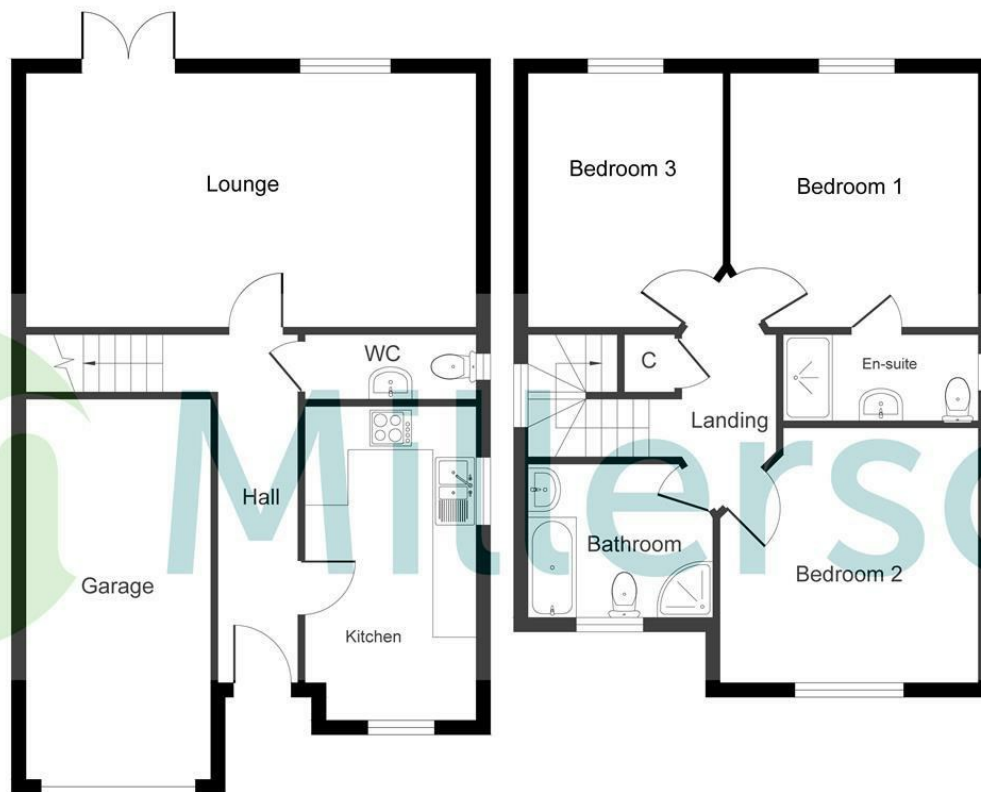
Solar Panels: No



Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Good
 Parking: Garage, Driveway, Off Street, and On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: D
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(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		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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