



LOWER CARGWYN MEADOWS, PENWITHICK PL26 8FU

UNFURNISHED, SEMI DETACHED THREE BEDROOM HOUSE

Jefferys are delighted to present this spacious, three bedroom property ideally situated in the village of Penwithick. The village offers local amenities including a Post Office and convenience store, as well as a fish and chip shop. Penwithick is a short drive to the town of St Austell which offers further facilities.

In brief, the property comprises:- Entrance Hallway, Lounge, Kitchen/Diner, Cloakroom, Three Bedrooms and a Family Bathroom. The property also benefits from driveway parking for two vehicles to the front and a generous garden to the rear boasting countryside views.

Viewing Highly Recommended
**** Video Tour Available ****

Price: £1,100pcm

Key Features

Driveway Parking for
Two Vehicles

Modern Kitchen/Diner

Two Double Bedrooms
and One Single

Generous Living Space

Rear Garden with
Countryside Views

EPC 'C'

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Entrance Hallway

Composite door with obscure glazed panel. Grey fitted carpet. Walls painted magnolia. Pendant light fitting. Electric heater with radiator cover. Wall mounted coat hooks.

Lounge

15'10" x 12'3" (4.83m x 3.74m)

Double glazed windows to front elevation. Grey fitted carpet. Walls painted grey. Two pendant light fittings. Electric heater with radiator cover. Under stairs storage.

Kitchen/Diner

11'7" x 10'10" (3.54m x 3.30m) Min.

uPVC door to rear garden. Double glazed windows to rear elevation. Lino flooring. Walls painted pale grey. Ceiling mounted track light and ceiling mounted fitting. Electric heater. Built in electric oven and grill. Electric hob. Extractor hood. Wood effect worktop. Stainless steel one and half bowl sink. Grey fronted units. Built-in dishwasher. Space and plumbing for washing machine.

Cloakroom/Downstairs WC

5'1" x 4'0" (1.55m x 1.22m)

Lino flooring. Walls painted grey. Ceiling mounted light fitting. Heated towel rail. Extractor fan. Ceramic, pedestal wash hand basin. Low level flush WC.

Stairs and Landing

Grey fitted carpet. Walls painted magnolia. Pendant light fitting. Cupboard housing water tank. Additional storage cupboard.

Main Bathroom

6'9" x 6'9" (2.07m x 2.07m)

Double glazed, obscure window to rear elevation. Lino flooring. Grey tiled walls. Ceiling mounted light fitting. Heated towel rail. Extractor fan. Vanity unit with ceramic wash hand basin. Low level flush WC. L-Shaped bath with thermostatic shower over.

Bedroom One

13'0" x 9'1" (3.95m x 2.77m)

Double glazed windows to rear elevation with countryside views. Grey fitted carpet. Walls painted white. Pendant light fitting. Electric heater.

Bedroom Two

11'2" x 9'1" (3.41m x 2.76m)

Double glazed windows to front elevation. Grey fitted carpet. Walls painted grey. Pendant light fitting. Electric heater. Built in double wardrobe.

Bedroom Three

7'9" x 6'9" (2.35m x 2.06m)

Double glazed windows to front elevation. Grey fitted carpet. Walls painted pale grey. Pendant light fitting. Electric heater.

Exterior

From the rear entrance door, step out onto an elevated patio/balcony, boasting countryside views. Steps lead down into a generous garden partially laid to lawn, with gravel and a small patio area. A useful storage space can also be found beneath the balcony. A pathway to the side leads to a gate to the front of the property.

The property benefits from off-road, driveway parking to the front for two vehicles.

Additional Information

EPC 'C'

Council Tax Band 'B'

Services – Mains Electric, Mains Water & Drainage

Rent

£1,100pcm

Deposit

£1,269.00

Tenure

6 Month Assured Shorthold Tenancy – Available Long Term

Viewings

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on **01726 73483**.

Please note, you will be asked to complete a short application form prior to being offered a viewing.



Front Elevation



Lounge



Lounge



Kitchen/Diner



Bedroom One



Bedroom Two




Bathroom



Rear Garden

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G <i>Not energy efficient - higher running costs</i>	<div>76</div>	<div>86</div>
England & Wales	EU Directive 2002/91/EC	

St Austell

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