

## 5 St. Francis Meadow, Mitchell, Cornwall, TR8 5DB



**Well-presented 3 bedroom semi-detached house with sunny enclosed rear garden, garage and parking, in a quiet village conveniently located just off the A30**

- Well proportioned living accommodation
- South-westerly facing enclosed rear garden
- Single garage and parking space
- Dual aspect lounge/diner
- Conveniently located just off the A30
- Flo Gas Central Heating and uPVC Double Glazing Throughout
- 3 bedrooms (one en-suite)
- Modern development in village location

**Reduced To £325,000 Freehold**

Located in a quiet development in the village of Mitchell, 5 St Francis Meadow is just a short drive to both Truro City Centre and Newquay town and beaches. With well-proportioned living accommodation, garden and parking, this property would make a lovely family home.

On the ground floor, an entrance hallway provides access to the WC, dual aspect lounge/diner and separate kitchen, both of which lead out onto the south-westerly facing enclosed lawned garden with decked seating area.

On the first floor is a modern bathroom and 3 bedrooms, 2 doubles (one en-suite) and 1 single, all with built-in wardrobe space.

To the front of the property a shared driveway leads to the single garage with parking for one vehicle.

**ENTRANCE HALL**

7'7 x 4'4 (2.31m x 1.32m)

**LOUNGE/DINER**

21'2 x 12'2 (6.45m x 3.71m)

**KITCHEN**

13'4 x 10'2 (4.06m x 3.10m)

**DOWNSTAIRS WC**

5'7 x 3'8 (1.70m x 1.12m)

**FIRST FLOOR LANDING**

7'6 x 6'3 (2.29m x 1.91m)

**FRONT BEDROOM**

14' x 10'4 (4.27m x 3.15m)

**REAR BEDROOM**

10'8 x 8'6 (3.25m x 2.59m)

**EN-SUITE SHOWER ROOM**

7'3 x 4'6 (2.21m x 1.37m)

**BEDROOM 3**

9'4 x 7'1 maximum measurements (2.84m x 2.16m maximum measurements)

**BATHROOM**

7'2 x 5'6 (2.18m x 1.68m)

**GARAGE**

16'10 x 8'1 (5.13m x 2.46m)

**TENURE**


Freehold

**SERVICES**

Mains water, drainage and electricity

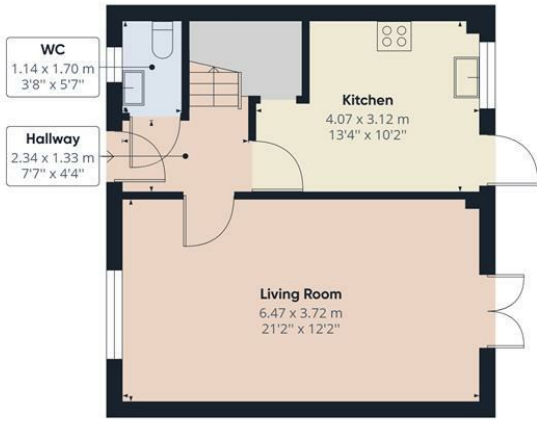
**COUNCIL TAX**

Band D

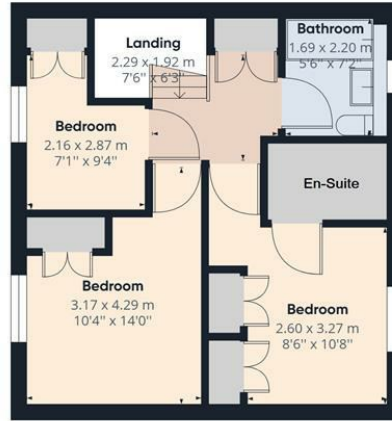
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Ground Floor



First Floor



Garage



Approximate total area<sup>(1)</sup>  
97.76 m<sup>2</sup>  
1052.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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