

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
- NEWLY FITTED BOILER - JULY 2024

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

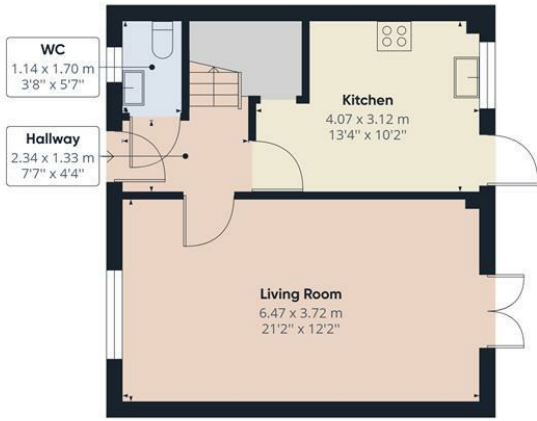
COUNCIL TAX

Band D

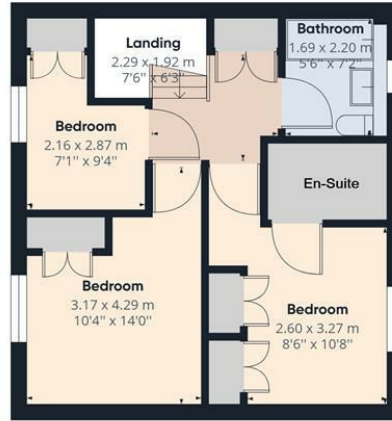
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Ground Floor



First Floor



Garage



Approximate total area⁽¹⁾

97.76 m²
1052.25 ft²

(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

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk