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Sales & Lettings



22 Jubilee Meadow

St Austell, PL25 3EX

£299,950



Offered for sale with no onward chain, this modern detached bungalow is situated on a popular residential development and benefits from family sized living accommodation. There are three bedrooms, a lounge/diner, kitchen, family bathroom and the bonus of a cloakroom. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear, a garage and driveway parking.



Situated in Bethel, an easterly suburb of St Austell, we are delighted to bring to market this deceptively spacious three bedroom modern detached bungalow on the very popular Jubilee Meadow development. In a quiet corner plot within the development, the property benefits from a generous hallway on entry with the benefit of an adjacent separate wc. Double doors open into a very pleasant and generous dual aspect lounge which gives pass through access to the kitchen offering plenty of storage and space for white goods. Of the three bedrooms, two benefit from built-in double wardrobes with all three complemented by a family bathroom. Externally the front garden has two separate lawned areas which are divided by a path to the front door whilst there is also a driveway with parking for one vehicle complemented by a single garage with high level storage space. A pathway across the front of the property gives access to the rear garden. The rear garden is a good size with an easterly outlook and is mainly laid to lawn and being fully enclosed offering a safe haven for children and pets alike. In terms of location, the property gives excellent access to the A391 which has recently been upgraded improving access to the A30 trunk road. There is very good access to both primary and secondary schools. There is a local convenience store within a half mile/ten minute walk whilst the area of Sandy Hill is within walking distance or a short drive. St Austell town centre, for a wide range of shopping facilities and other amenities including a mainline railway station, can be reached in around five minutes by car. There are many other nearby attractions including the historic port of Charlestown which is less than two miles distant, the Eden Project is just over two miles away as well as the picturesque harbour town of Fowey which can be reached in under twenty minutes by car.

Wooden front door with two obscure lattice glazed panels and two obscure double glazed side panels leading to:

HALLWAY

A wide L shaped hallway with a smoke alarm, loft access hatch and a radiator. Two full height cupboards with hanging space and shelf space. Double doors to the lounge/diner, door to kitchen and a door to:

WC

Low level wc, wash hand basin with a tiled splash back, radiator and an obscure double glazed window to the front aspect.

LOUNGE/DINER

12'5" x 27'9" (3.79m x 8.46m)

A dual aspect room with a upvc double glazed window overlooking the front garden and aspect with a radiator under. Gas fire set on a stone hearth, carbon monoxide alarm, further radiator and upvc double glazed sliding patio doors leading to a concrete patio and a lawned rear garden. Door to:

KITCHEN

7'8" x 10'9" (2.35m x 3.30m)

Range of eye level and base level cupboards and drawers with tiled splash backs and roll edge work surfaces. Full height larder cupboard, composite one and a half bowl sink and drainer with a tiled splash back. Space for cooker with Ariston extractor above and a Worcester boiler. Wooden door with obscure double glazed panel leading to the rear patio and rear garden with double glazed clear side panel. Space and plumbing for washing machine, space for fridge and a radiator.

FAMILY BATHROOM

5'1" x 8'6" (1.55m x 2.61m)

Low level wc and a wash hand basin set in a vanity unit with a tiled splash back and a mirror above. Bath with a tiled splash back and a Mira Jump electric shower over. Extractor fan, obscure double glazed window to the front aspect and a radiator.

BEDROOM 1

9'11" x 10'6" (3.03m x 3.22m)

Wood framed double glazed window overlooking the rear garden and aspect with a radiator below. Built-in double wardrobe with hanging space and shelved storage.

BEDROOM 2

9'10" x 8'2" (3.01m x 2.50m)

Wood framed double glazed window overlooking the front garden and aspect with a radiator under. Built-in double wardrobe with hanging space and shelved storage.

BEDROOM 3

7'7" x 10'11" (2.32m x 3.35m)

Wooden framed double glazed window overlooking the rear garden and aspect with a radiator below.

OUTSIDE

The front garden is open plan with a concrete path leading to a set back front door. The pathway divides two slanted lawned areas with borders of plants, bushes, shrubs and trees. A driveway provides parking for one vehicle and leads to a GARAGE 2.56m x 5.24m (8'5 x 17'2) with an up and over door, lighting and power, a wood framed single glazed window overlooking the rear garden and aspect and storage space within the roof joists which have been boarded between. A pathway leads to the rear garden which is fully enclosed being L shaped and mainly laid to lawn. It is easterly facing with borders of plants, mature bushes, shrubs and trees including three fruit trees. A patio pathway leads to rear access to the garage. Outside light and an outside tap.

DIRECTIONS

Proceed along Holmbush Road passing Tesco on your left and continue along bearing left onto the A391. At the roundabout turn left into Trenowah Road and then left into Jubilee Meadow.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

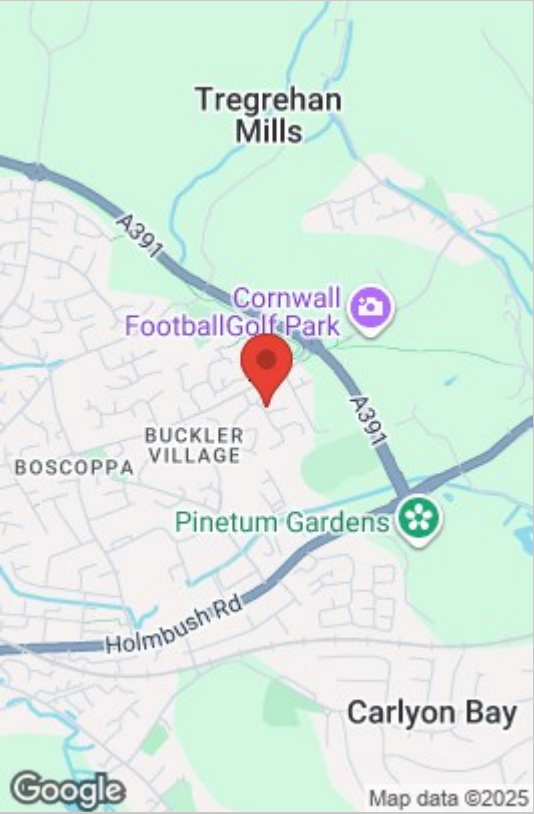
SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

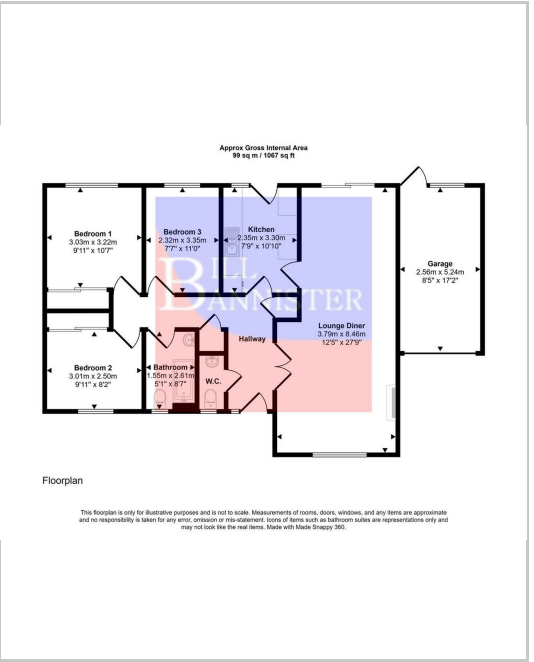
Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

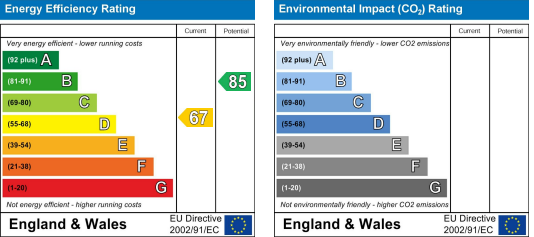
Area Map



Floor Plans



Energy Efficiency Graph



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