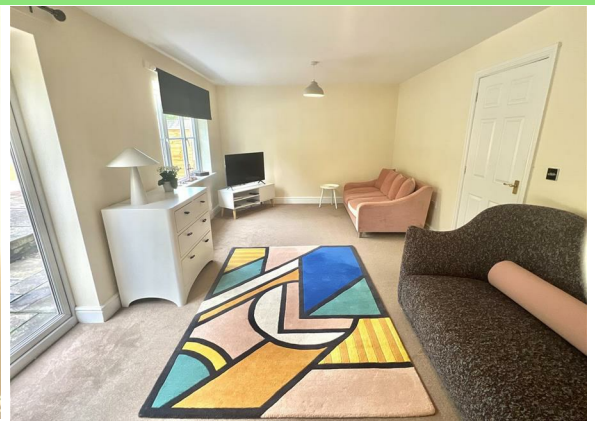
Retallick Meadows

St. Austell

PL25 3BY

Offers Over £280,000

- 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



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1011.00 sq ft

3

2

1

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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this well-presented three-bedroom detached family home, ideally situated within a sought-after residential area. Offered to the market with no onward chain, the property provides spacious and versatile accommodation throughout.

The ground floor comprises a covered entrance porch, welcoming entrance hall, a modern kitchen/diner, a comfortable lounge, and a convenient cloakroom. Upstairs, there are three generously sized double bedrooms, including a principal bedroom with en-suite shower room, along with a well-appointed family bathroom. Externally, the property benefits from a spacious integral garage with power, as well as driveway parking for two vehicles. The rear garden has been designed for low maintenance, creating the perfect space to relax and enjoy the Cornish sunshine.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer. The property falls under Council Tax Band C.

LOCATION

The property enjoys a convenient location close to both Bethel and Sandy Hill. A range of everyday amenities are within easy walking distance, including primary schools, supermarkets, a public house, a convenience store, and Bethel Methodist Church. A doctor's surgery and pharmacy are also readily accessible. Further afield, St Austell town centre lies approximately one mile away and offers an excellent selection of shops, cafés, restaurants, and leisure facilities. The town also benefits from a mainline railway station with direct services to London Paddington and Penzance. The picturesque harbour at Charlestown is just a short drive away and is renowned for its historic charm. It has featured in numerous period dramas and films, including *The Eagle Has Landed*, *Mansfield Park*, and *Poldark*, and remains a popular destination thanks to its stunning setting and quality dining options. The surrounding area is also home to the breath-taking Lost Gardens of Heligan and the world-famous Eden Project, both of which are within easy reach.

ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE HALL

Skimmed ceiling. Smoke sensor. Radiator. Plug sockets. Carpeted flooring. Stairs to first floor. Doors leading to:

LIVING ROOM

20'6" x 11'6" (6.25m x 3.52m)
Double glazed window to the rear aspect. Skimmed ceiling. Two radiators. TV point. Double glazed French doors leading out to the rear garden.

KITCHEN/DINER

14'5" x 7'10" (4.41m x 2.40m)
Double glazed window to the front and side aspect. A range of wall and base fitted units with roll top work surfaces. Integrated oven, four ring gas hob and extractor fan. One and a half sink with drainer. Space and plumbing for freestanding dishwasher, washing machine and fridge freezer. Glow worm gas boiler. Radiator. Ample plug sockets. Vinyl flooring.

CLOAKROOM

7'10" x 3'1" (2.41m x 0.94m)
Double glazed window to the side aspect. Skimmed ceiling. Wash basin with splashback. WC with push flush. Radiator.

FIRST FLOOR

Skimmed ceiling. Access into insulated loft. Smoke sensor. Storage cupboard. Carpeted flooring. Doors leading to:

BEDROOM ONE

11'5" x 11'3" (3.48m x 3.45m)
Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the

ENSUITE SHOWER ROOM

8'10" x 3'11" (2.70m x 1.20m)
Obscured double glazed window to the side aspect. Skimmed ceiling. Double shower cubicle with electric shower. Wash basin. WC with push flush. Shaver point. Tiling around water sensitive areas. Carpeted flooring.

BEDROOM TWO

11'7" x 11'1" (3.55m x 3.39m)
Double glazed window to the front aspect with sea glimpses. Skimmed ceiling. Radiator. Ample plug sockets. Carpeted flooring.

BEDROOM THREE

11'7" x 11'7" (3.55m x 3.55m)
Double glazed window to rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

FAMILY BATHROOM

8'4" x 7'9" (2.56m x 2.38m)
Double glazed obscure window to the front aspect. Skimmed ceiling. Panelled bath. Corner shower cubicle. WC with push flush. Wash basin. Radiator. Vinyl flooring.

GARAGE

17'6" x 8'2" (5.35m x 2.51m)
Height in garage (3.73M). Ideal for storage. Roller door. Power and lighting.

OUTSIDE

To the front- Hardstanding off road parking for two vehicles. Access into integral garage. Path leading to the rear garden.

To the rear- Enclosed and low maintenance garden ideal for al-fresco dining and entertaining.

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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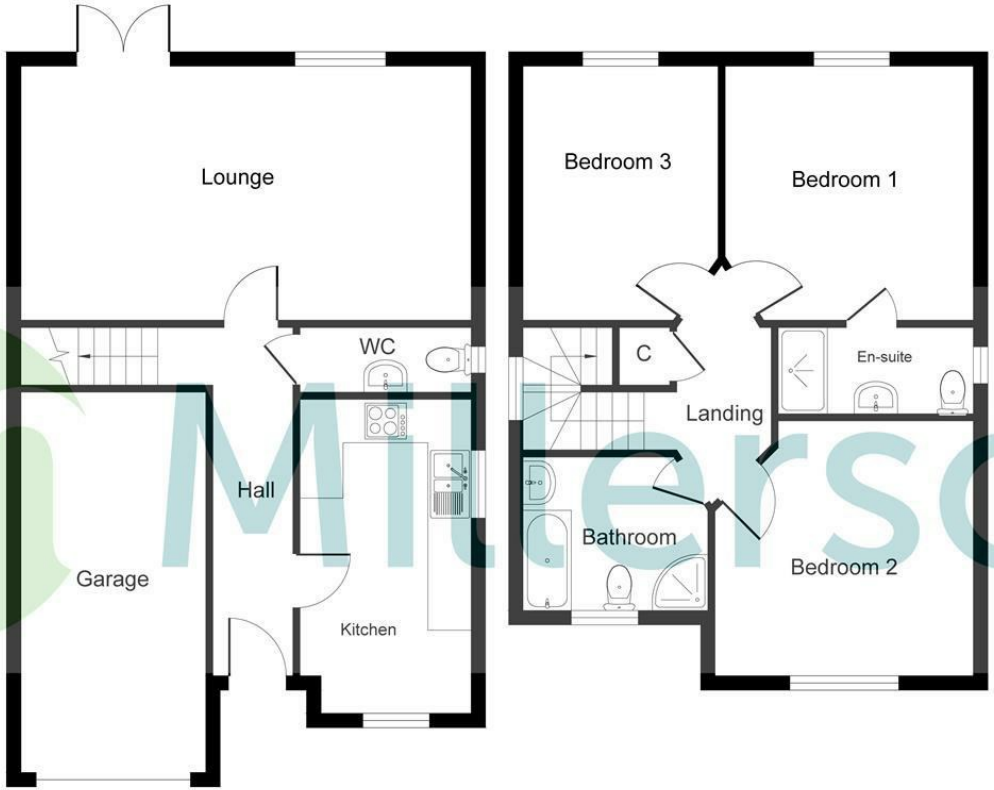
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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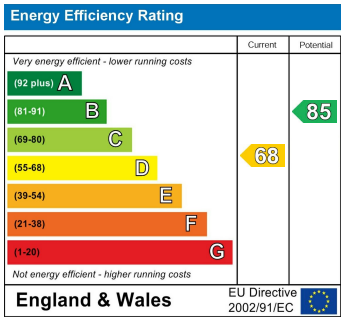

Needing To Sell?

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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