

REF:

65 MEADOW DRIVE, BISCOVEY, PAR, PL24 2HL**Tytheridge & Tubb**

In need of updating, this semi detached family home is quietly situated and provides a generous secluded garden to the rear.

- UPVC double glazing, gas fires
- First floor bathroom
- Kitchen
- 3 bedrooms
- Lounge with separate dining room
- Detached garage, parking and large gardens

£149,750

LOCATION

Quietly situated in an established residential cul-de-sac, local shops are within easy reach with further amenities at Par about 2 miles away, together with beaches. St Austell main shopping centre is some 3 miles distant whilst junior schooling is within walking distance.

ACCOMMODATION

Ground Floor

Recessed entrance porch with UPVC double glazed front door and side screen through to:-

Entrance Hall Cupboard under stairs and wall mounted gas fired heater.

Lounge 13'0" x 10'1" Reformite fireplace with gas fire and timber mantel. Archway to:-

Dining Room 10'9" x 8'7" UPVC double glazed door to garden.

Kitchen 10' x 7'6" Wall and floor cupboards with long work surfaces and inset 1 1/2 bowl sink unit. UPVC double glazed door to rear, light dual aspect and plumbing for automatic washing machine.

First Floor

Landing Good natural light, access to roof void.

Bedroom 1 13' x 9'8" Recessed ceiling lighting.

Bedroom 2 10'10" x 9'9" Shelved airing cupboard with insulated copper cylinder and immersion heater.

Bedroom 3 9'9" x 6'6" Less stairhead. Wall mounted gas fired heater.

Bathroom Panelled bath, pedestal wash basin and low level W.C.

Outside

Detached Garage The property is approached by a driveway providing additional parking.

The front garden is laid to open plan lawn whilst the generous rear garden is enclosed by high fencing and mature shrubs and trees and affords a particularly good degree of seclusion. Laid to level lawn with patio area and covered store/drying area.

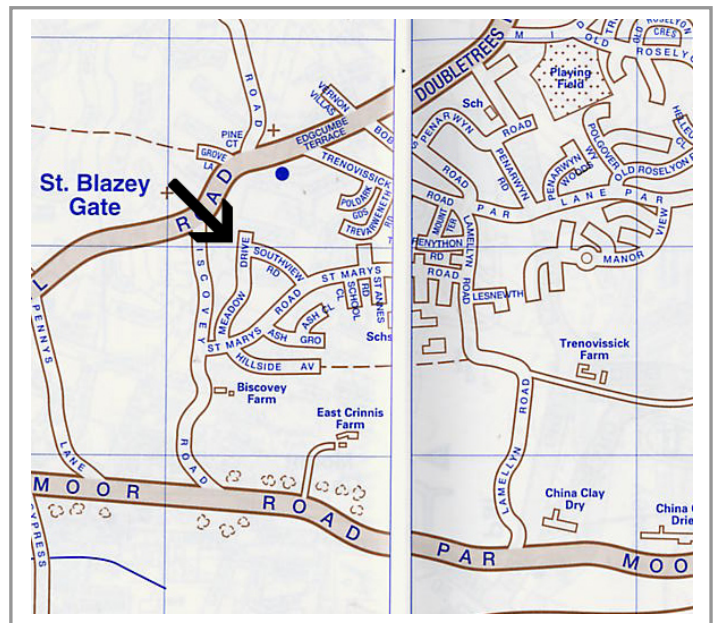
Plot Size 90' x 33'

Gross Floor Area 971 sq ft

Council Tax Band B

Water Rates £599.34 p.a 06/07

Services Mains water, electricity, gas, drainage and telephone are connected.



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PROPERTY MISDESCRIPTIONS ACT 1991

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