



M A Y W H E T T E R & G R O S E

63 MEADWAY, ST. AUSTELL, PL25 4HT
OFFERS IN EXCESS OF £225,000



OFFERED WITH NO ONWARD CHAIN AND AVAILABLE FOR THE FIRST TIME IN APPROXIMATELY 40 YEARS. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION, SCOPE AND POTENTIAL. LOCATED IN ONE OF ST AUSTELL'S SOUGHT AFTER ESTABLISHED RESIDENTIAL AREAS, ENJOYING VIEWS OUT OVER ST AUSTELL BAY LOCATED AT THE END OF A QUIET CUL DE SAC, IS THIS DELIGHTFUL FAMILY RESIDENCE. CURRENTLY OFFERING DRIVEWAY PARKING AND GARAGE, LOUNGE/DINER, KITCHEN, THREE BEDROOMS AND SHOWER ROOM TO THE FIRST FLOOR WITH SEPARATE WC AND A TIERED REAR GARDEN. EPC - D
SEE AGENTS NOTES



Location

St Austell town centre is situated within a short distance. There is a mainline railway station a leisure centre, together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

Head up Slades Road, taking the right hand turn into Parkway. Follow the road down and around to the left, follow along for approximately 150 yards, take the left turn into Meadway, bearing right near the top of the hill. As the road straightens out the property will be located at the far end of the cul-de-sac. A board will be erected for convenience.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



From the driveway a pathway with steps and handrail lead to obscure glazed panel door and side panel opening through into spacious entrance hall.

Entrance Hall



A welcoming hallway with carpeted flooring which continues up the stair case. Large under stairs storage cupboard, opposite which there is a further cupboard housing the heat system. Glazed panel and door through into the lounge/diner.



Lounge/Diner

11'2" narrow to 8'4" x 23'11" - max (3.42 narrow to 2.56 x 7.30 - max)



To the front a large double glazed window enjoying views across St Austell Bay and to the rear double glazed sliding doors out onto the rear garden. Serving hatch through from the kitchen.



Kitchen

9'0" x 8'8" (2.76 x 2.65)



Comprising a range of light wood fronted wall and base units. Speckled patterned square edged work surface with coloured sink and drainer with mixer tap. Integrated four ring hob with extractor over and oven below. Integrated low level fridge and washing machine. Half glazed door and opening window to the rear.

Staircase to the first floor landing with doors to all rooms and one into a large airing cupboard with slatted shelving housing the water cylinder. Loft access hatch with ladder.

WC

Comprises low level WC with high level obscure double glazed window above. Finished with a tile effect patterned part papered wall.

Shower Room

4'10" x 5'6" (1.49 x 1.68)



Incorporating hand basin with vanity storage above and high level obscure window. Shower cubicle with wall mounted shower.

Bedroom

12'5" x 11'11" (3.80 x 3.64)



Enjoying an outlook out over the rear garden from a double glazed window.

**Principal Bedroom**

10'2" x 12'11" (3.10 x 3.96)



From the elevated position to the front and from a double glazed window are far reaching views across St Austell Bay.



Bedroom

6'11" x 9'11" narrowing to 6'11" (2.11 x 3.04 narrowing to 2.13)



Door opens into deep recessed storage cupboard over the stairs with shelving. Also enjoying the far reaching views from a double glazed window to the front.

Outside

The property is located towards the end of the cul-de-sac. There is a strip of lawned area to the front with pathway, driveway and garage.

Garage

16'0" x 7'10" (4.88 x 2.41)

With up and over door with power and light.



Steps and handrail lead up to a further patio seating area at the front with side access, which is shared with next door leading around to the rear.

The rear can also be accessed from the kitchen or dining area.

From the kitchen door there are steps up onto a paved patio area with further steps and handrail up onto an area of open lawn, separated by mature deep

planted borders and enclosed by strip wood fence panelling. Beyond the lawn is a large greenhouse.



Council Tax Band - B

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Note

No gas at the property, we have been advised there is gas available in the road.

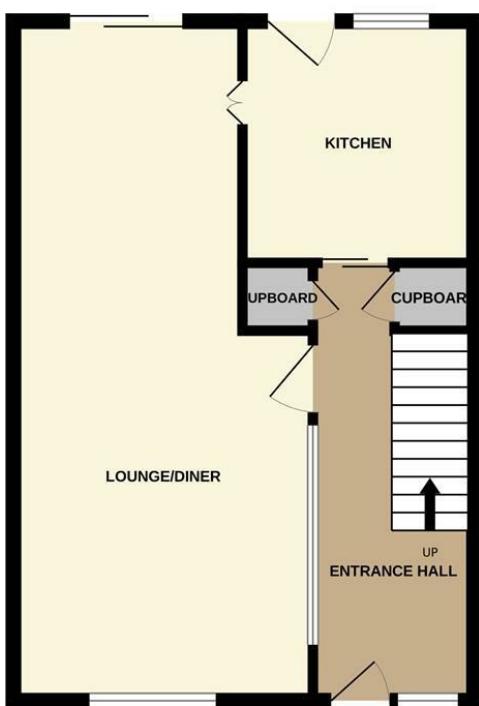
Heating is ducted hot air system

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

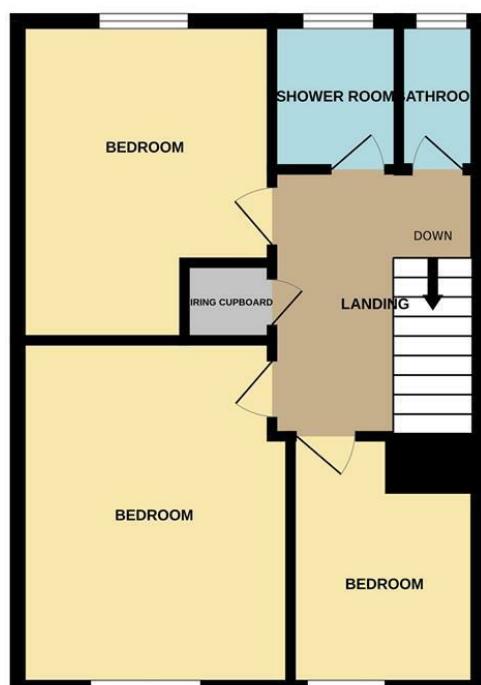
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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