

STAGS

77, Retallick Meadows

77, Retallick Meadows

, St. Austell, Cornwall PL25 3BY

Charlestown 1.5 miles. Truro 16 miles. Newquay 19 miles.

Three double bedroom detached family house with parking, garage and gardens.

- Double Fronted House
- Master En-Suite
- Landscaped Westerly Gardens
- No Onward Chain
- Freehold
- Three Double Bedrooms
- Modern Kitchen/ Diner
- Driveway Parking + Detached Garage
- Favoured Development
- Council Tax Band - C

Guide Price £325,000







DESCRIPTION

Modern and contemporary in style, this attractive double fronted detached home has been thoughtfully designed with comfortable and practical family living in mind. An inviting entrance hall sets the tone with a split-level staircase rising to the first floor and a useful utility room providing dedicated laundry facilities together with excellent space for coats and shoes.

The ground floor is particularly well suited to everyday family life with a spacious dual-aspect living room providing a comfortable space to relax, while the well-equipped fitted kitchen/diner forms a natural hub of the home. Double doors open through to the garden room/ conservatory creating a lovely connection with the garden and providing an additional versatile space for relaxing, entertaining or simply enjoying the outlook. Practicality has also been carefully considered with durable oak-effect laminate and ceramic tiled flooring extending throughout the entire ground floor.

Upstairs are three equally proportioned double bedrooms including the principal bedroom complemented by a stylishly appointed en-suite shower room/w.c, finished with contemporary black and white fittings. A modern family bathroom fitted with white sanitaryware, serves the remaining bedrooms.

Attractively presented and tastefully decorated throughout, this is a wonderfully appealing three double bedroom detached family home, offering a combination of modern living, practical accommodation and excellent outdoor space. Offered for sale with no onward chain, internal viewing comes highly recommended.

OUTSIDE
The property is approached via an attractive open-plan frontage, laid to loose chipped bark and complemented by well-established planting. To the side, a private driveway provides off street parking, with security lighting and a side gate giving access to the rear garden. There is a detached garage complete with roller door, power, lighting and a useful personal side door.

The rear garden is undoubtedly one of the property's most appealing features, enjoying a wonderful south/westerly aspect and making the most of the sunshine throughout the day and into the late afternoon. Extensively landscaped for ease of maintenance and outdoor enjoyment, the garden features a raised decked sun terrace with steps descending to a paved patio beneath a charming pergola. A wealth of established and interesting planting provides colour, texture and interest, while the artificial lawn creates a practical yet attractive area of garden. Altogether, it forms a wonderfully private and inviting setting for relaxing, entertaining, enjoying the sunshine and alfresco dining.

SITUATION
The ever popular residential development of Retallick Meadows is highly sought after. Within walking distance of the property are Primary Schools, an Outstanding Secondary School, as rated by Ofsted, and The Meadow Open Space, a wonderful community space which incorporates an enclosed children's play park, open dog walks, wooded paths leading onto St Austell's endless clay trails, a skatepark and pump track. Also nearby is a Doctors' Surgery with Chemist and a Spar convenience store.

Within easy reach is Holmbush square, a complex of shops, comprising a Post Office, Butchers, Bakers and a choice of Supermarkets. St Austell town is situated under two miles away, where there is a mainline railway station connecting to Penzance and London Paddington, a leisure centre with swimming pool, further Schooling and supermarkets and a bustling town centre.

The picturesque Georgian port of Charlestown and the award-winning Eden Project are both within a short drive, whilst the historic harbour town of Fowey is just seven miles away, well known for its restaurants and coastal walks. The administrative capital and Cathedral City of Truro is approximately 13 miles from the property.

SERVICES
Council Tax Band - C
Mains drainage, gas, electricity and metered water.
Flood Risk - Very Low.
Broadband: Basic and Ultrafast are available up to 1800 Mbps (Ofcom).
Mobile phone: 02, Vodaphone, Three, EE are likely (Ofcom).
Satellite and Fibre - Sky and BT are available.

VIEWINGS
Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS
From St Austell town proceed eastward down Sandy Hill and continue into Trenowah Road passing Wheal Northey Surgery on your righthand side, continue towards the A391 and turn left into Retallick Meadows, follow the road up and around to the right and then bear left, continue up towards the end and into the final righthand cul-de-sac where the property can be located on the righthand side corner.

AGENTS NOTE
In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The vendor is an employee of Stags.



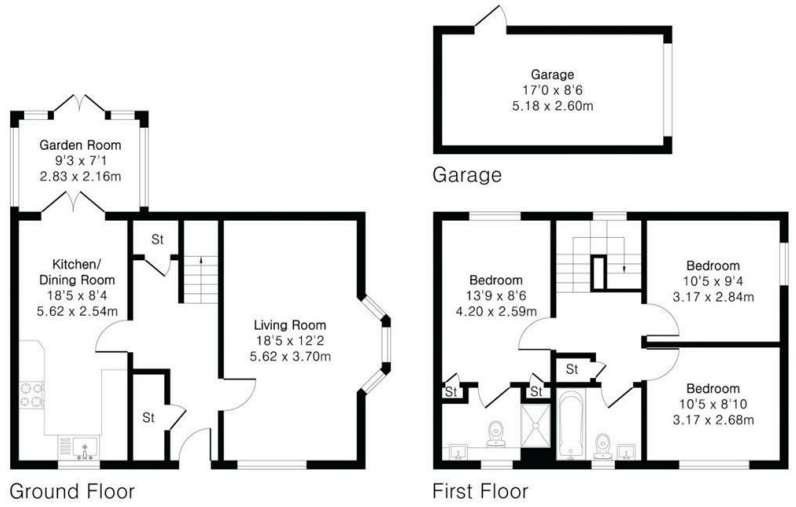




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 1038 sq ft - 96 sq m
(Excluding Garage)
Ground Floor Area 560 sq ft – 52 sq m
First Floor Area 478 sq ft – 44 sq m
Garage Area 145 sq ft – 13 sq m

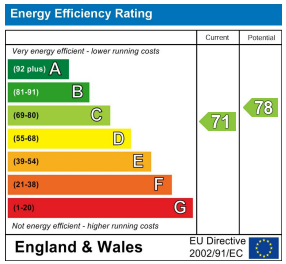


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

STAGS



61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488