MAY WHETTER & GROSE

59 JUBILEE MEADOW, ST. AUSTELL, PL25 3EX
GUIDE PRICE £175,000



OFFERED WITH NO ONWARD CHAIN
LOCATED IN A POPULAR RESIDENTIAL DEVELOPMENT ON A GENEROUS CORNER PLOT WITH A LARGE REAR GARDEN IS THIS TWO DOUBLE BEDROOM FAMILY HOME. REQUIRING FULL MODERNIZATION THROUGHOUT BUT OFFERS GREAT SCOPE AND POTENTIAL, ALL WITHIN A SHORT DISTANCE OF THE LOCAL AMENITIES AND SUPERMARKETS AT HOLMBUSH, ST AUSTELL HEALTHCARE AND A SHORT DRIVE TO THE A391 AND A30. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION SCOPE AND POTENTIAL. SEE AGENTS NOTES.

EPC - D





Location:
Built in circa 1996 - 2002, Jubilee Meadows is a popular residential mixed development of 2 & 3 bedroom homes on the Eastern side of St Austell.

Directions:
From Trenowah road, come past St Austell Healthcare and Pharmacy on your right hand side, carry on taking the right hand turn into Jubilee Meadow, follow the road down approximately 30 yards then turn left and head down to bottom, come past the communal green area and in the bottom left hand corner the property will be set back.

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

There is a drive and pathway which leads to the canopy covered front entrance with outside courtesy lighting, along with a pedestrian high level timber gateway and fence to the rear garden.

Entrance Hall:
Part obscured double glazed door opens through into entrance hall with wall mounted radiator, and access into the loft. Doors to all rooms and one into a storage cupboard with slatted shelving.

Kitchen:
8'2" x 9'8" at maximum points (2.50m x 2.97m at maximum points)



Located at the rear, with double glazed window over the garden. The kitchen currently comprises of a range of wall and base units with a ceramic sink and mixer tap set into a speckled rolled top laminated work surface plus tilled splash back. There are under units and free standing spaces for white good appliances. Also a wall mounted radiator.

Lounge:
10'6" x 15'5" (3.21m x 4.72m)



With sliding patio doors out onto covered paved area and onto the garden. Three double wall mounted sockets plus tv and telephone points.



Principle Bedroom:
10'6" x 12'9" at maximum points (3.21m x 3.90m at maximum points)



Located at the front of the property with an outlook up over the cul-de-sac from a double glazed window with deep display sill and radiator beneath. Benefiting from floor to ceiling built in wardrobes with hanging rail and shelf above. Two double wall mounted sockets plus tv and telephone point.





Bedroom Two:
9'9" x 7'10" (2.98m x 2.39m)



Second double bedroom also situated at the front which benefits from floor to ceiling built in wardrobe storage. With double glazed window with radiator beneath.



Shower room:
7'1" x 6'1" at maximum points (2.17m x 1.86m at maximum points)
Sliding door into wet room. With obscure double glazed window to the side with radiator beneath. Currently comprising of a colored low level WC and handbasin with part vanity surround and wet room shower cubicle.

Outside:



To one side there is an area of lawn, along with a hard standing driveway parking for approximately one to two vehicles in front of the garage with up and over door, and side pedestrian access. To the rear a wonderful selling point of this property is the large rear garden, though overgrown currently it offers great scope and potential. Refer to the aerial photo for size.





See Agents Notes



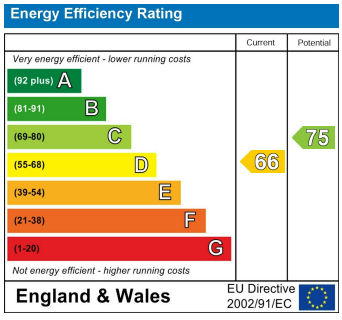
The Rear garden area is currently overgrown. We have supplied an aerial photos of what the garden used to look like to give an idea of size.

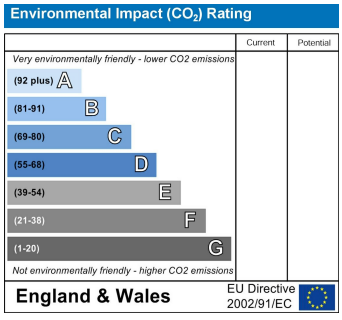
Council Tax Band - B

Broadband and mobile coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

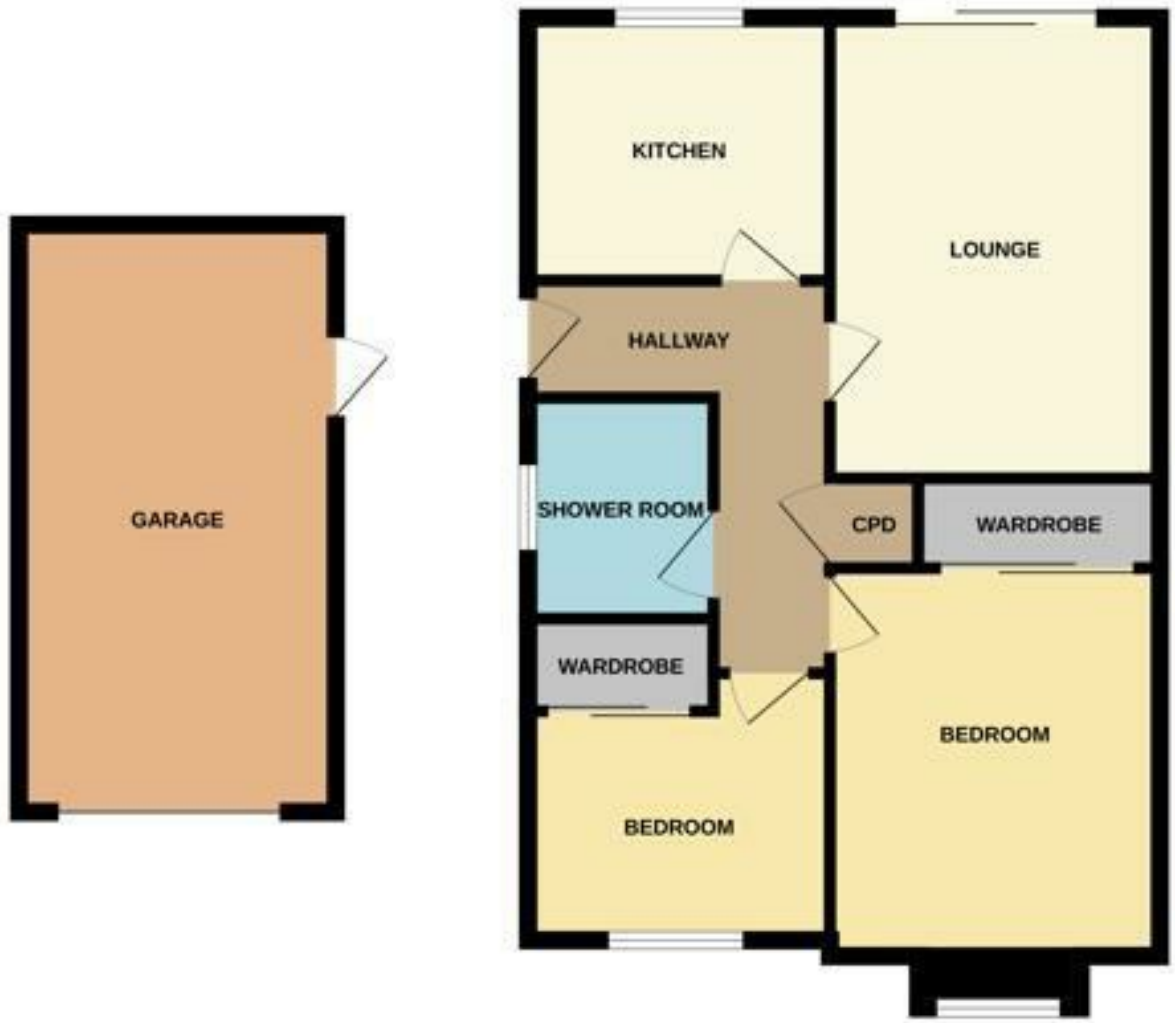
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
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





GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



58 JUBILEE MEADOW

TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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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