



MAY WHETTER & GROSE

21 ST. JULITTA, LUXULYAN, PL30 5ED

£225,000



LOCATED IN A QUIET CUL-DE-SAC IN THE MUCH SOUGHT AFTER VILLAGE OF LUXULYAN. WITHIN A SHORT DISTANCE FROM THE VILLAGE CENTRE, PRIMARY SCHOOL, PUB. RAILWAY STATION EASY REACH OF THE PICTURESQUE COUNTRYSIDE WOODLAND WALKS OF THE LUXULYAN AND PRIDEAUX VALLEYS. THREE BEDROOM SEMI-DETACHED FAMILY RESIDENCE WITH WET ROOM. BENEFITTING FROM DRIVEWAY PARKING, GARAGE AND GENEROUS SIZED ENCLOSED REAR GARDEN. NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS WONDERFUL POSITION AND POTENTIAL. EPC - D

\*\* SEE AGENTS NOTES \*\*



**Location:**

Located in a quiet cul-de-sac in the much sought after picturesque village of Luxulyan a short distance from the village centre, primary school, pub and railway station and easy reach of the picturesque countryside woodland walks of the Luxulyan and Prideaux valleys

**Directions:**

As you enter the village of Luxulyan head down the hill past the Kings Arm pub on your left hand side carrying on up over the railway bridge past the turning on the left to the railway station. At the top of the hill turn right sign posted Lanlivery approximately 50 yards turn right into St Julietta by Luxulyan primary school. Follow the road down towards the end and the property will be set back on the left hand side. A board will be erect for convenience.

**Accommodation:**



Driveway and steps with handrail to a canopied front entrance with obscure double glazed door through into a welcoming hall way with carpeted flooring which continues up onto the staircase. Electric night storage heater and six panel wood door to the main living area.

**Hallway:**

12'5" x 14'4" (max) (3.80m x 4.37m (max))



Double glazed window to front. Central focal point of brick paved fire place with raised slate hearth and display sill incorporating log burner. Further electric heater opposite. Low level understairs storage cupboard housing the fuse box. Six panel door into the kitchen diner at the rear.



## Kitchen Diner

10'7" x 15'5" (3.23m x 4.71m )



Double glazed door and fixed side panel with further double glazed window within the kitchen enjoying an outlook over the garden. Tiled affect floor covering. Within the dining area there is electric heater. Kitchen offers wall and base units with work surface and tile splash back incorporating stainless steel sink and drainer with under unit and free standing space for white good appliances. Door into larder storage cupboard.

## Landing:



Carpeted staircase with handrail to the first floor landing. High level double glazed window. Access to the loft. Six panelled white doors with glazed light panels above opening through into all three bedrooms and wet room. Door into airing cupboard housing the water cylinder with wood slatted shelving.



**Wet Room:**

5'5" x 6'10" (max) (1.66m x 2.10 (max))



Finished with a fully tiled wall surround. High levelled obscured double glazed window with space sill. Currently comprising of low level WC, hand basin and wall mounted shower. Curved shower curtain rail. Pull cord wall mounted heater.

**Bedroom:**

9'5" narrowing to 8'2" x 14'0" (2.89m narrowing to 2.50m x 4.27m)



Double glazed window. Carpeted flooring with electric heater beneath display sill enjoying an outlook over the garden at the rear.



**Bedroom:**

8'4" x 11'3" (max) (2.55m x 3.43m (max))



Double glazed window with display sill to the front and enjoying some cul-de-sac far reaching views. Electric heater beneath.

**Bedroom:**

7'10" x 6'11" (max) (2.39m x 2.11m (max))



Double glazed window with display sill. Electric heater beneath.

**Outside:**



To the front there is an area of level lawn. Driveway leading to the garage with up and over door. Rear garden which can be accessed by the kitchen diner leads out onto a hard standing area. Step up and ramp out onto an expansive lawn enclosed by fence panelling and some shrubbery. To the right an outside tap, hardstanding and continues around to the rear of the garage and further useful storage unit which is accessed by a part double glazed door.

**Storage unit:**

5'2" x 8'7" (1.58m x 2.63m)  
Door through into garage



**Garage:**

17'0" x 8'2" (5.20m x 2.49m )



**Broadband:**



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

**Services:**

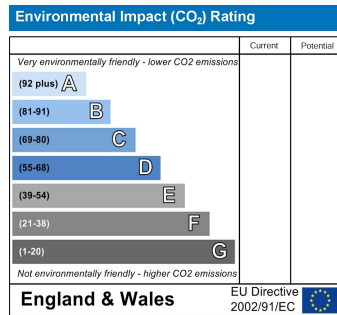
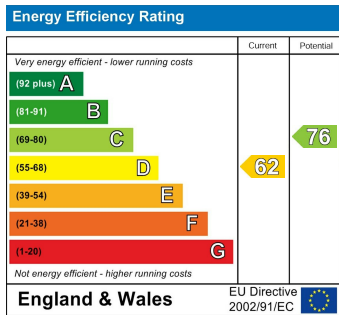
None of the services, systems or appliances at the property have been tested by the Agents.

**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

**Council Tax:**

Cornwall Council - B







GROUND FLOOR  
455 sq. ft. (42.3 sq.m.) approx.



1ST FLOOR  
294 sq. ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

While 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.  
Made with letmapa (2022).

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