



**MAY WHETTER & GROSE**

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



OFFERED WITH NO ONWARD CHAIN AND SITUATED IN A POPULAR RESIDENTIAL AREA ENJOYING SOME FAR REACHING VIEWS FROM THE REAR DECKING IS THIS THREE BEDROOM SEMI DETACHED PROPERTY SET WITHIN GOOD SIZED GARDENS WITH LINKED GARAGE AND DRIVEWAY PARKING TO THE SIDE. THOUGH REQUIRING UPDATING THROUGHOUT OFFERS GOOD SCOPE AND POTENTIAL. PLEASE SEE AGENTS NOTES.

EPC - AWAITED





## Location

St Austell town centre is situated within a short distance and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and 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

## Accommodation

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

## Entrance Hall

Double glazed entrance door. Night Storage Heater. In-built storage cupboard. In-built double airing cupboard.

## Lounge

19'8" x 9'6" (6.00 x 2.9)



Exposed wood flooring. Night Storage Heater. Sliding patio door leading out onto raised deck and lovely views toward the sea.



## Kitchen

10'9" x 7'10" (3.3 x 2.4)



Range of wall and base units, work surfaces, stainless steel sink. Double glazed window. Double glazed door to leading outside. Electric cooker point. Space and plumbing for washing machine. Loft access hatch.





### Bedroom Three

11'1" x 8'2" (3.4 x 2.5)



Exposed wood flooring. Double Glazed Window to rear elevation. Views towards the sea. Though has been used as a bedroom previously would make a nice dining room

### Bathroom

8'2" x 5'2" - max (2.5 x 1.6 - max)



Tiled flooring. Panel enclosed bath with mixer shower. Pedestal hand wash basin. Double Glazed Window.

### Bedroom One

13'5" x 9'6" (4.1 x 2.9)



Exposed wood floor. Night Storage Heater. Double Glazed Window to front elevation.

### Bedroom Two

10'9" x 7'10" (3.3 x 2.4)



Exposed wood flooring. Night Storage Heater. Double Glazed Window to front elevation.



## W.C.



Low level flush WC, hand wash basin. Double Glazed Window.

## Outside



From the road a tarmac driveway provides off road parking for 2 cars, leading to the single garage with up and over door.

To the front of the bungalow is a paved patio, small lawn and planted bed. A path leads between the bungalow and garage to the front door, kitchen door and steps down to the rear garden.



The rear garden is laid to lawn with various shrubs. There is a patio area, and steps lead up to the raised deck from where there are lovely views across St Austell to the sea.



## Council Tax Band - C

### 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](mailto:sales@maywhetter.co.uk)

### Agents Notes

Probate Granted

Night Storage Heaters

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

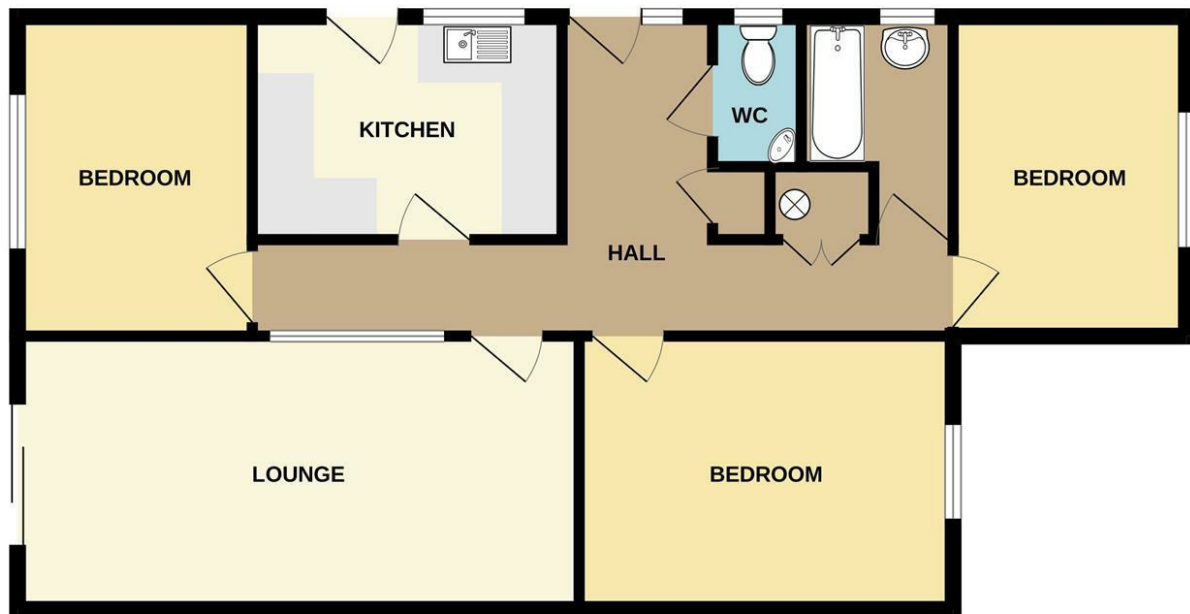
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC







## GROUND 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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### Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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