



**MAY WHETTER & GROSE**

**24 RETALLICK MEADOWS, ST. AUSTELL, PL25 3BX**  
**GUIDE PRICE £250,000**



OFFERED WITH NO ONWARD CHAIN SITUATED IN A POPULAR RESIDENTIAL DEVELOPMENT WITHIN EASY REACH OF LOCAL AMENITIES, SUPERMARKETS, DOCTORS AND PHARMACY ALONG WITH PRIMARY AND SECONDARY SCHOOLING CLOSE BY. THIS TWO RECEPTION ROOM FAMILY RESIDENCE HAS MAINS SERVICES WITH A GOOD SIZE REAR GARDEN, DRIVEWAY AND GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SCOPE AND POTENTIAL. EPC - C

**\*SEE AGENTS NOTES\***



**Location**

Within walking distance of the property is a Primary School, children's play park, doctors surgery and chemist, and convenience store. Within easy reach is the Holmbush complex of shops comprising a Post Office, butchers and Tesco supermarket. St Austell town centre is situated approximately 2 miles away. 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**

From St Austell head out onto Trenowah Road, past Wheal Northey Doctors Surgery on your right hand side, taking the left hand turn into Retallick Meadows. Follow the road up and bear around to the left, head up to the top taking the right hand turn into the brick paved cul-de-sac and the property will be set back elevated on the left hand side. 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.

Steps and handrails lead to the front entrance with outside courtesy lighting. Door into entrance hall.

**Entrance Hall**

With carpeted stair case which leads up to the first floor. Doors to cloakroom/WC and through to the first reception room. Wall mounted radiator.

**Cloakroom/WC**

6'1" x 2'10" slightly irregular shape (1.87 x 0.87 slightly irregular shape)



Comprising low level WC and corner style hand basin with tiled splashback and obscure double glazed window to the front. High level fuse box.

**Lounge**

14'8" x 12'6" - max (4.49 x 3.83 - max)

Double glazed window with low display sill and radiator beneath to the front. Finished with carpeted flooring and further wall mounted radiator. Wood glazed double doors through into the second reception room.





### Second Reception Room

10'7" x 8'1" (3.25 x 2.47)



Benefitting from double glazed doors opening out onto the rear garden. Wall mounted radiator. Doors into good size under stairs storage and one into the kitchen.

### Kitchen

7'4" x 10'8" - max (2.24 x 3.27 - max)



Comprises a range of wood fronted wall and base units, complimented with speckled roll top work surface and tiled splashback. White sink and drainer with mixer tap, four ring hob with oven below and hidden extractor above. Further free standing and under unit space for further white good appliances. Double glazed window enjoying an outlook up over the garden.

Wide carpeted stair case with handrail to the first floor landing. Access through to all three bedrooms, family bathroom and door into airing cupboard. Ceiling loft access and double glazed window to side with display sill.

### Bathroom

6'3" x 6'6" - max (1.92 x 1.99 - max)



Comprising low level WC, hand basin, panelled bath with integrated shower system over. Finished with part two tone tiled wall surround with decorative border and wall mounted radiator. Strip wood effect floor covering. Obscure double glazed window and ceiling mounted extractor. Spotlights.

### Bedroom

9'1" x 13'4" (2.78 x 4.07)



Principal bedroom located to the rear, enjoying an outlook down over the garden from a double glazed window with deep display sill. Three double wall mounted sockets with TV and telephone points. Radiator behind the door. Door into airing cupboard housing the boiler system with slatted shelving above.

### Bedroom

8'0" x 11'10" (2.46 x 3.63)



Double glazed window with deep display sill with radiator beneath and countryside glimpses from the window.

### Bedroom

7'6" x 7'5" (2.30 x 2.27)



Also enjoying a similar outlook from a double glazed window with deep display sill. Wall mounted radiator and door into over stairs wardrobe storage.

### Outside

To the right hand side there is a tarmac driveway leading to the garage and parking in front for approximately two vehicles.

Low maintenance stone granite pebbled base to the front.

### Garage

8'6" x 17'6" - max (2.61 x 5.34 - max)



Up and over door. Open eaves storage. Power and light. Wood glazed panel door opening to rear.



Rear garden is accessed via the set of double glazed French doors which open out onto paved area with steps leading up to the rear garden. Granite stone base garden area to the front with outside tap. Steps up to a lawned garden area enclosed with strip wood fence panelling to both sides and natural hedgerow to the rear.

Council Tax Band - C

Broadband and Mobile Coverage

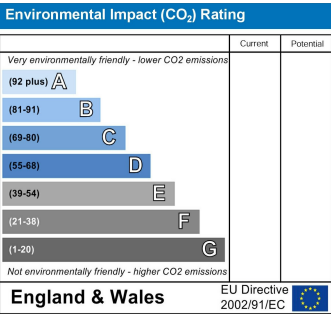
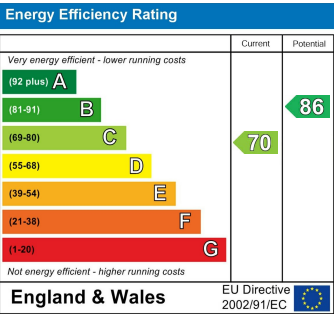
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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, Treverbryn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk

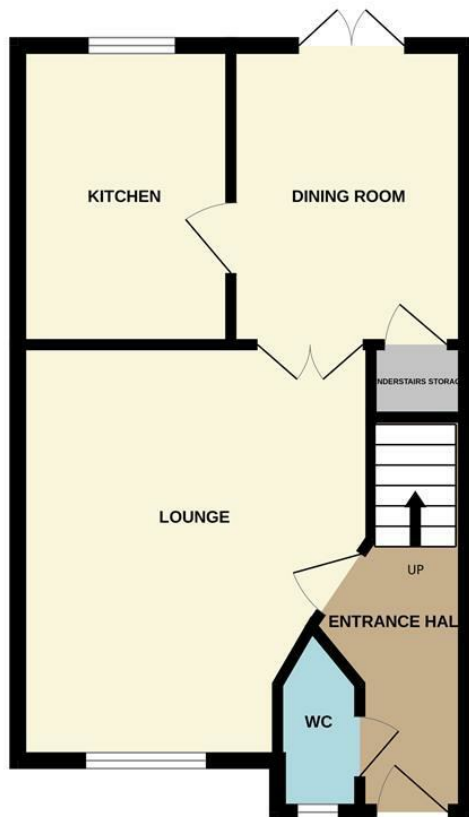




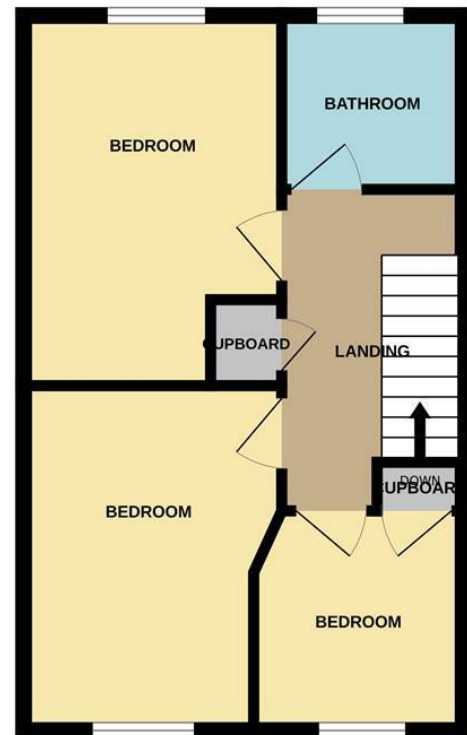




GROUND FLOOR



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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