

MAY WHETTER & GROSE

FLAT 4 MEADOW STREET, MEVAGISSEY, PL26 6UN
GUIDE PRICE £185,000



A THREE BEDROOM, SECOND FLOOR APARTMENT SITUATED IN THE HEART OF THE VILLAGE CENTRE ONLY YARDS FROM THE HARBOUR. THE PROPERTY BENEFITS FROM DISTANT SEA VIEWS. THE GOOD SIZE ACCOMMODATION OFFERS OPPORTUNITIES FOR THE RENTAL MARKET OR THOSE SEEKING VILLAGE CENTRE LIVING. PLEASE SEE TENURE DETAILS. EPC - E



Mevagissey is a picturesque fishing village nestled between Pentewan and Gorran Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Local facilities include a primary school, an activity centre, small Mini Market, doctor's surgery, chemist, various gift shops and several restaurants and public houses. The town of St Austell is approximately 6 miles away and offers a wide range of shopping, large supermarkets and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools. The charming port of Charlestown and the award-winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan.

Directions:

From St Austell town centre take the B3273 to Mevagissey. Follow the road all the way through the centre of the village (along Valley Road, Church Street, Fore Street and just before The King's Arms turn right in to Wesley Court and follow round into Meadow Street where the flats will be found.

Accommodation:

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

Communal Entrance:



Communal stairs lead to the top floor (third floor). The top floor landing is shared with number 4 and number 8. At the top of the stairs the front door can be located with hardwood door to the left hand side opening to provide inbuilt storage. Upvc double glazed inner door with upper frosted obscure patterned glazing allows external access into entrance hall.

Entrance Hall:

20'10" x 9'3" (6.36m x 2.82m)

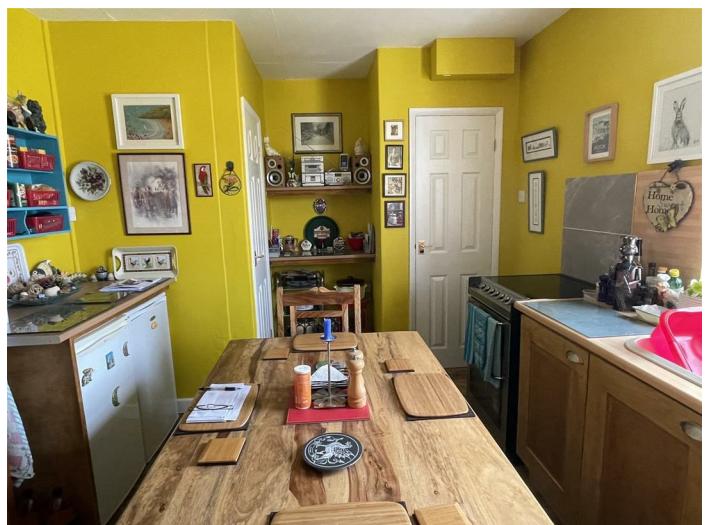


(maximum measurement)

Doors off to kitchen/diner, lounge, bedrooms one, two, three, WC and family bathroom. Further door provides access to inbuilt storage void offering shelved storage facilities. Wood effect vinyl flooring. Part wood clad walls. Loft access hatch. Wall mounted thermostatically controlled heater.

Kitchen/Diner:

15'11" x 11'1" (4.87m x 3.39m)



Two windows to front elevation. Matching kitchen base units. Roll top work surfaces with matching full length splashbacks. One and a half bowl sink with matching draining board and central mixer tap. Space for electric cooker with tiled splashback. Wood effect vinyl flooring. Space for dining table. Space for fridge. Space for freezer. Space for washing machine. Door opens to provide access to inbuilt storage offering tremendous shelved storage options with continuation of wood effect laminate flooring inset. Further door opens to provide access to airing cupboard offering slatted shelving facilities and housing the hot water tank with continuation of the wood laminate flooring inset. High level mains enclosed fuse box.

Lounge:

16'6" x 9'7" (5.05m x 2.94m)



Two windows to rear elevation. Wood effect vinyl flooring. Fireplace recess currently used to house a imitation fire with wood mantle above. Picture rail. Television aerial point. Wall mounted electric thermostatically controlled heater.

Bedroom Three:

7'10" x 9'8" (2.40m x 2.95m)



Window to rear elevation. Wood effect vinyl flooring. Wall mounted electric thermostatically controlled heater. Currently used as a walk-in wardrobe this room would comfortably house a single bed.

Bedroom One:

13'0" x 12'2" (3.97m x 3.71m)



A tremendous twin aspect double bedroom with windows to rear and side elevations with distant sea views from the window to the left hand side. Wood effect vinyl flooring. Wall mounted electric thermostatically controlled heater. Door opens to provide access to inbuilt storage void offering shelved and hanging and storage options and continuation of wood effect laminate flooring set within. Textured walls.

Bedroom Two:

11'1" x 12'2" (3.38m x 3.71m)



Another generous twin aspect bedroom with windows to front and side elevations. Wood effect vinyl flooring. Wall mounted electric thermostatically controlled heater. Door opens to provide inbuilt storage offering shelved and hanging storage options. Currently used as a dining room, this room would comfortably house a double bed.

WC:

4'10" x 2'7" (1.49m x 0.80m)



Window to front elevation with obscure glazing. Low level flush WC. Part wood clad walls. Wood effect vinyl flooring.

Bathroom:

7'7" x 5'7" (2.33m x 1.71m)



Window to front elevation with patterned obscure glazing. Matching two piece white bathroom suite comprising pedestal hand wash basin and panel enclosed bath with wall mounted electric shower over. Wood effect vinyl flooring. Tiled walls to water sensitive areas. Heated towel rail. Wall mounted electric heater. Part wood clad walls.

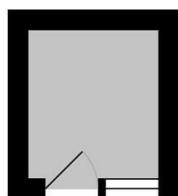
**Tenure:**

Lease 125 years start date 10th September 1990
Ground rent and Insurance £69.62 per annum
Service Charge £827.54 per annum

Council Tax - B

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	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Second Floor

All measurements are approximate and for display purposes only.

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