



M A Y W H E T T E R & G R O S E

19 LOWER MEADOWS, ST STEPHEN, PL26 7FB
GUIDE PRICE £465,000



A SPACIOUS FOUR BEDROOM MODERN FAMILY HOME WITH AIR SOURCE HEATING, DOUBLE SOLAR PANEL ARRAYS, UNDERFLOOR HEATING ON TWO FLOORS, DOUBLE GLAZING, WELL STOCKED GARDEN, LARGE INTEGRAL GARAGE AND OFF ROAD PARKING. THE WELL ARRANGED ACCOMMODATION WHICH COMPRISES OF GROUND FLOOR ENTRANCE HALL, CLOAKROOM, LOUNGE, STUDY/BEDROOM FOUR. THE LOWER GROUND FLOOR COMPRISES UTILITY, SHOWER ROOM, SUPERB AND SPACIOUS KITCHEN/LIVING/DINING ROOM, STORAGE ROOM. TO THE FIRST FLOOR, THREE LARGE DOUBLE BEDROOMS, EN-SUITE AND MAIN BATHROOM. THE PROPERTY IS SET AT THE END OF A CUL DE SAC AND HAS SOME DELIGHTFUL RURAL VIEWS. EPC B



Location

Situated in the village of St Stephen which offers a range of village amenities including CoOp general store, Post Office, take away, a public house, primary and secondary schools. St Stephen is situated within easy reach of the recently regenerated St Austell town centre, offering 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 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

Directions

From St Austell take the A3058 Newquay Road. Proceed through Trewoon and High Street. Continue into the centre of St Stephen and at the crossroads turn right into Fore Street. Proceed along into Trethosa Road and a short way past the School entrance turn left into Kernick Close and then into Lower Meadows where Number 19 will be found on the lower side.

Accommodation

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

Ground Floor

Entrance Hall



Covered entrance leading to entrance hall, with stairs leading to the upper and lower ground floor areas.

Cloakroom WC

6'2" x 3'11" (1.89 x 1.2)

Lounge

19'1" x 13'8" (5.82 x 4.19)



A lovely lounge room with windows overlooking rural countryside.



Study/Bedroom Four
13'8" x 11'3" (4.19 x 3.45)



Window to rear

Integral Garage
Door leading from entrance hall.

First Floor

Landing Area
Built-in airing cupboard.

Bedroom Two
13'3" x 12'5" (4.06 x 3.81)



Window to rear. Large built-in wardrobe.

Bedroom Three - maximum plus dormer
15'1" x 11'3" - maximum (4.62 x 3.45 - maximum)



Large built-in storage cupboard.

Bathroom



Fitted with white suite, including shower over the bath with hinged glass shower screen. Extractor. Velux roof light.

Bedroom One

18'11" x 14'2" - maximum (5.79 x 4.34 - maximum)



Window overlooking rear garden and open farmland.

En-Suite



Fitted with a white suite including double shower.
Window to the side.

Lower Ground Floor

Open Plan Lounge/Diner/Kitchen





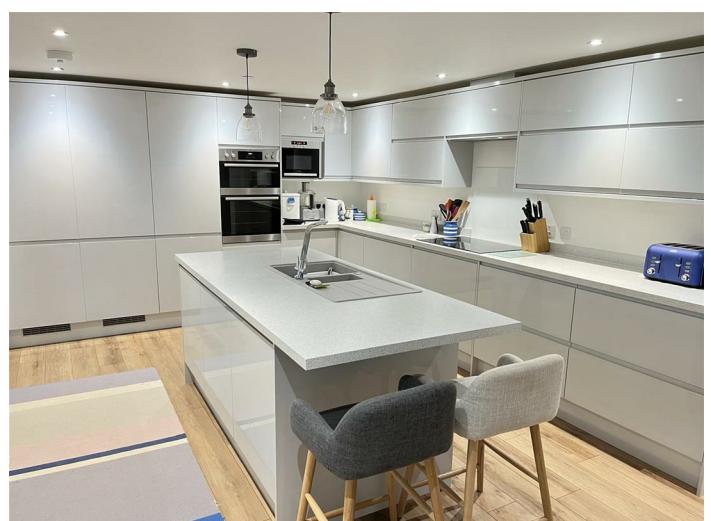
Kitchen
18'9" x 12'2" (5.72 x 3.71)



Lounge/Dining Room Area
30'8" x 13'8" (9.35 x 4.19)



Comprehensively fitted with a range of soft close kitchen units with a range of built-in appliances, including oven, induction hob, extractor, dishwasher, full height fridge, and freezer.



Wide sliding patio doors leading to rear garden. open plan to kitchen, door to utility room



Outside



Plant Room

18'9" x 6'5" (5.72 x 1.98)

The air sourced heat pump's hot water cylinder and central heating plumbing are situated in this room.

Utility Room

10'7" x 6'3" (3.25 x 1.91)



Built-in washing machine and space for a free standing tumble dryer. With external door leading to side pathway.

Shower Room

Low level WC, wash hand basin, WC and double shower. Tiled walls.

To the front of the property is brick paved parking leading to the integral double garage. To the side of the parking access leads to the front entrance door.



To the rear is a well stocked garden and patio area providing a lovely area for sitting out and accessed from the open plan living space.





Agents Notes

Management fee currently £131 for 2023.

Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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 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	



Ground Floor



First Floor



Second Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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