



GROUND FLOOR  
APPROX. FLOOR  
AREA 31.8 SQ.M.  
(343 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 31.8 SQ.M.  
(343 SQ.FT.)

TOTAL APPROX. FLOOR AREA 63.7 SQ.M. (685 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## THE MEADOWS, ST DENNIS, ST AUSTELL, CORNWALL PL26 8DR

PRICE £229,950



A WELL PRESENTED SEMI DETACHED MODERN FAMILY HOUSE SITUATED IN A SMALL CUL DE SAC DEVELOPMENT ENJOYING OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND DOORS. THIS PROPERTY ENJOYS A LOVELY OUTLOOK TO THE REAR OVERLOOKING THE NORTH COAST. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, CLOAKROOM, LARGE OPEN PLAN LOUNGE/DINING ROOM, WELL FITTED KITCHEN, THREE BEDROOMS AND BATHROOM. OUTSIDE DRIVEWAY PARKING FOR TWO CARS, NEAT LEVEL LAWN GARDEN AND REAR GARDEN PART LAID TO LAWN AND PART WITH A TIMBER DECKED PATIO AREA.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933



### The Property

A well presented semi detached modern family house situated in a small cul de sac development enjoying oil fired central heating and Upvc double glazed windows and doors. This property enjoys a lovely outlook to the rear overlooking the north coast. In brief the accommodation comprises of Entrance hall, cloakroom, large open plan lounge/dining room, well fitted kitchen, three bedrooms and bathroom. outside driveway parking for two cars, neat level lawn garden and rear garden part laid to lawn and part with a timber decked patio area.

A great home for first time buyers or a young family occupying a village location with local shops and schools close to hand. The A30 is a short distance from the village and provides access to main road network through the county

### Room Descriptions

#### Entrance Lobby

With composite door leading into the hall, with cloakroom, built in storage cupboard

#### Cloakroom

With low level W.C. wash hand basin, part tiled walls, ceramic tiled floor, window to the front.

#### Kitchen

2.46m x 2.67m (8' 1" x 8' 9") Fitted with modern kitchen comprising of a limed wood effect light grey fronted range of base units and high level cupboards, built in electric oven, hot point induction hob, extractor above, tiled splash back, serving hatch to the lounge, built in dishwasher, space for washing machine, space for a fridge/freezer, window to the front.

#### Lounge/Dining Room

4.7m x 4.5m (15' 5" x 14' 9") With window and door to the rear garden, stairs to the first floor with under stairs cupboard, attractive LVT wood effect flooring, a feature timber panelled wall with two walls lights.

#### Landing

With roof access, airing cupboard.

#### Bathroom

1.68m x 1.88m (5' 6" x 6' 2") Fully tiled around the bath and partially tiled to the remainder.

Fitted with low level W.C. panelled bath with Mira shower above, wash hand basin, vertical towel radiator, window to the front.

#### Bedroom 2

2.48m x 3.48m (8' 2" x 11' 5") narrowing slightly, window to the front.

#### Bedroom 1

2.49m x 3.29m (8' 2" x 10' 10") Window to the rear with great views towards the North coast.

#### Bedroom 3

2.34m x 1.9m (7' 8" x 6' 3") Window to the rear.

#### Outside

To the front of the property we have a level lawn garden with concrete driveway parking to the left hand side which then forms a gravelled side area where the oil boiler and shed are situated. There is a pathway leading to the rear where there is a level lawn and timber decked patio garden. Providing some colour to the garden are some raised timber planters with a selection of seasonal flowering plants. The rear is well proportioned and enjoys a Westerly aspect providing afternoon and evening sun sets.