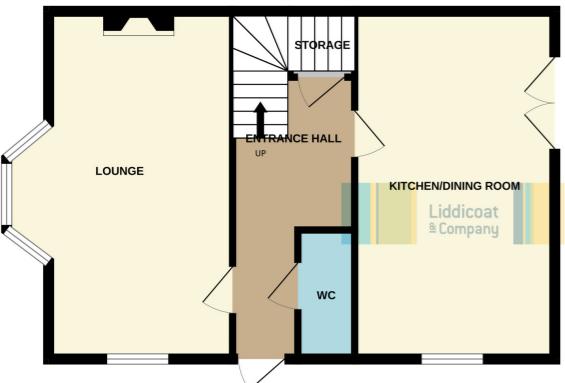


GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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RETALICK MEADOWS, ST AUSTELL

PRICE £319,500



FOR SALE IS THIS WELL-PRESENTED THREE-BEDROOM DETACHED HOME IN A SOUGHT-AFTER RESIDENTIAL DEVELOPMENT ON THE EASTERN EDGE OF TOWN. IDEALLY LOCATED WITHIN A MILE OF SCHOOLS AND SHOPS, IT OFFERS GAS CENTRAL HEATING, ENCLOSED GARDENS AND A GARAGE -

PERFECT FOR FAMILY OCCUPATION.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

For sale a detached three bedrooomed house situated on this popular and well regarded residential development lying to the Eastern fringe of the town enjoying close proximity to local schools and shops which are all under a mile distant. The accommodation is well presented offering gas central heating enclosed gardens and garage. Perfect for family occupation.

Having been maintained to a high standard throughout, this opportunity is not to be missed and is perfect for a growing family.

In brief, the property comprises of a bright and airy entrance hallway, spacious lounge – with dual aspect windows. An expansive kitchen/diner can be found which boasts an abundance of storage units. On the first floor you will discover three double bedrooms and the well-equipped family bathroom. The main bedroom benefits from an en-suite shower room and built in wardrobes. Externally, this property features a well-stocked enclosed side garden. There is also a patio area making it the perfect spot for dining or simply enjoying the sunshine. To the front of the property there is a driveway with off-road parking plus a driveway to the right hand side for another two vehicles as well as a garage.

Room Descriptions

Entrance Hall

18' 6" x 6' 7" (5.64m x 2.01m) With half glazed stained glass leaded front door leading to hall. Stairs leading to the first floor, under stairs cupboard, door to the cloakroom.

Cloakroom

1.82m x 0.86m (5'11" x 2'9") Extractor fan. Vanity wash basin with mixer taps.

Lounge

18' 6" x 10' 3" (5.64m x 3.12m) Window to the front and bay windows to the side, solid sandstone fire surround with hearth and living flame effect gas fire, light on dimmer switch.

Kitchen/Dining Room

18' 6" x 8' 3" (5.64m x 2.51m) In the dining area full glazed doors to the dining area, built in eye level AEG double oven and induction hob, extractor canopy above, the kitchen is well fitted with wood fronted units with integrated dishwasher, with a tiled splashback, featuring some leaded display cabinets, space and plumbing for washing machine, concealed glow worm wall mounted gas fired boiler supplying hot water and radiators throughout, window to the front.

Landing

Window and roof access, airing cupboard with hot water cylinder.

Bedroom 1

12' 1" x 8' 6" (3.68m x 2.59m) fitted wardrobe cupboards, window to the side, door to the en suite.

En suite shower room

4' 4" x 8' 6" (1.32m x 2.59m) Fitted with a concealed cistern W.C., vanity unit with cupboards below, shaver socket, radiator, extractor (not tested) fully tiled shower cubicle with electric shower, window to the front.

Bedroom 2

10' 2" x 9' 0" (3.10m x 2.74m) Enjoying good views across to the Gribben.

Bedroom 3

9' 1" x 10' 2" (2.77m x 3.10m) Window to the side.

Bathroom

5' 6" x 6' 7" (1.68m x 2.01m) Window to the front, partially tiled walls, panelled bath with a Triton electric shower above, low level W.C. wash hand basin, extractor (not tested) and radiator.

Garage

5.15m x 2.60m (16'10" x 8'6") - Roller door. Multiple power sockets. Side access. Concrete flooring.

Outside

The property enjoys a charming frontage, with a neat lawn to the left and an additional tarmac parking space. The main garden sits privately behind a traditional stone wall, creating a wonderfully secluded outdoor retreat. It features two inviting paved patio areas ideal for relaxing or entertaining, a level lawn, and a beautifully maintained shrub border. A practical timber shed and outside tap add convenience, while a small rear section and steps leading up to the side of the garage provide easy access. In front of the garage are two further tarmac parking spaces, giving the property a total of three private parking spaces.