

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.

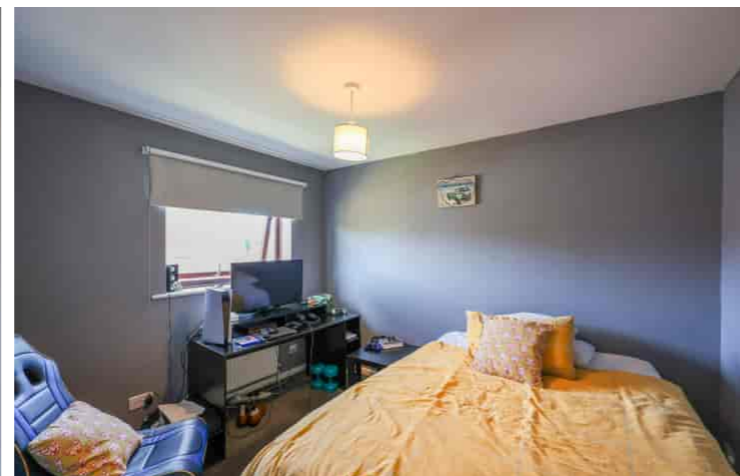
1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.  
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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4 MAYFIELD CLOSE, ST AUSTELL, CORNWALL PL25 3PD

PRICE £279,950



FOR SALE A LARGER SEMI DETACHED THREE DOUBLE BEDROOMED HOUSE WHICH OCCUPIES A LEVEL CONVENIENT LOCATION IN THIS POPULAR RESIDENTIAL AREA CLOSE TO SCHOOLS AND SHOPS NEARBY.

THE SPACIOUS ACCOMMODATION COMPRISES OF ENTRANCE PORCH, VERY LARGE OPEN PLAN LOUNGE AND DINING AREA, KITCHEN/BREAKFAST ROOM, LANDING, THREE BEDROOMS AND BATHROOM. OUTSIDE HARDSTANDING FOR TWO CARS AND AN ENCLOSED LEVEL LAWNED REAR GARDEN WITH TIMBER SHED. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS AND DOORS. AN IDEAL FAMILY HOME WITH ALL AMENITIES CLOSE TO HAND.

**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 larger semi detached three double bed roomed house which occupies a level convenient location in this popular residential area close to schools and shops nearby.

The spacious accommodation comprises of Entrance porch, very large open plan lounge and dining area, kitchen/breakfast room, landing, three bedrooms and bathroom. Outside hardstanding for two cars and an enclosed level lawned rear garden with timber shed. The property benefits from gas central heating and double glazed windows and doors. An ideal family home with all amenities close to hand.

### Room Descriptions

#### Entrance Porch

composite small paned door to the entrance porch with window to front, half glazed panelled door to main living room.

#### Living/ Dining Room

10' 2" x 17' 3" (3.10m x 5.26m)  
window to front, radiator, built in wood burner with slate hearth. Dining area (7'5 x 16'4 (to pillar)) two cupboards, with gas and electric meters, radiator, under stair cupboard, stairs to the first floor.

#### Kitchen/ Breakfast Room

19' 2" x 7' 6" (5.84m x 2.29m)  
breakfast bar, radiator, window to rear, small divide to kitchen area which has half glazed door, window to rear, walnut style fronted finish to the base units and high level cupboards, built in electric oven, ceramic hob, extractor above with granite effect work surface with matching splash back, space and plumbing for washing machine and dishwasher, one and a half bowl sink unit.

#### Landing

Roof access

#### Bathroom

airing cupboard with wall mounted Worcester boiler, towel radiator, tiled floor, low level W/C, wash hand basin, panelled bath with electric Mira shower, low voltage lighting, two windows to the rear, tiled walls.

#### Bedroom 1

14' 3" x 8' 8" (4.34m x 2.64m)  
window to front.

#### Bedroom 2

10' 3" x 10' 9" (3.12m x 3.28m)  
radiator, window to the front.

#### Bedroom 3

10' 7" x 10' 10" (3.23m x 3.30m)  
radiator, window to the rear.

#### Outside

To the front is a concrete hardstanding area for two cars and a gated side entrance to the right hand side leading to the rear. There is a timber shed and a level lawned garden.