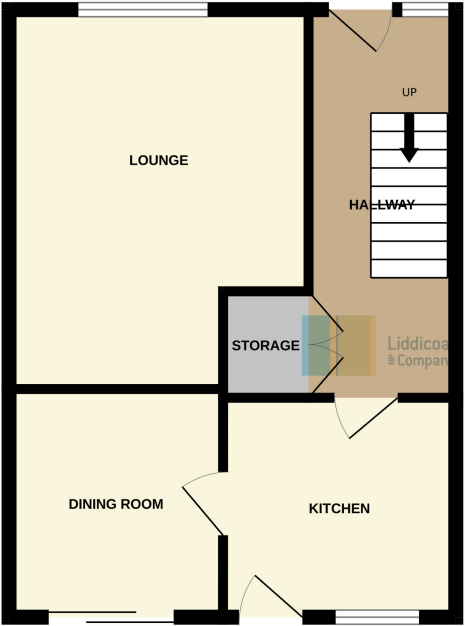
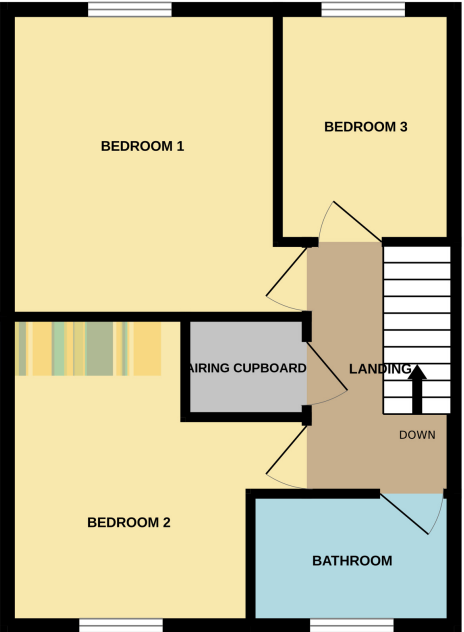


GROUND FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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**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.



MEADWAY, ST AUSTELL  
 PRICE £275,000



FOR SALE MODERN 3 BED SEMI-DETACHED HOME IN A SOUGHT-AFTER CUL-DE-SAC WITH BREATHTAKING COASTAL VIEWS. SET BACK FROM THE ROAD WITH GARAGE, PRIVATE PARKING, AND A GENEROUS REAR GARDEN. PEACEFUL, FAMILY-FRIENDLY LOCATION—NO THROUGH TRAFFIC, CLOSE TO SHOPS AND SCHOOLS.

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### The Property

This well-proportioned home features a welcoming entrance hall, bright lounge, kitchen, dining room, three bedrooms, and a modern shower room. The property enjoys a beautiful open outlook with extensive sea and coastline views for many miles.

Enjoy the comfort of gas central heating and UPVC double glazing throughout.

Outside, the property benefits from a garage and private parking. The standout feature of this property is its garden, with its low-maintenance front garden—with scope to expand the parking area, side path leading to a stunning timber decked seating area and a mature lawn—perfect for relaxing or entertaining.

### Room Descriptions

#### Entrance Hall

With half glazed leaded light door and side screen leading to the entrance hall, stairs to the first floor, under stairs cupboard, BT point, double doors leading to a large shelved storage cupboard.

#### Kitchen

9' 0" x 8' 7" (2.74m x 2.62m) Includes a sliding paned door, ceramic hob with stainless steel extractor, full-height larder cupboard, and a sleek range of base units. One-and-a-half bowl sink, rear-facing window and half-glazed door offer light and access to the garden. Convenient door through to the dining room.

#### Dining Room

9' 0" x 8' 4" (2.74m x 2.54m) Enjoy seamless indoor-outdoor living with UPVC patio doors opening directly onto the rear garden.

#### Lounge

14' 11" x 11' 10" (4.55m x 3.61m) A large front window frames views of the sea and coastline.

#### Landing

With a large airing cupboard, access via loft ladder to the roof void which is insulated and partly boarded with light.

#### Bedroom 1

12' 11" x 11' 10" (3.94m x 3.61m) Window to the front with great sea and coastline views.

#### Bedroom 2

12' 0" x 11' 10" (3.66m x 3.61m) max. Window to the rear.

#### Bedroom 3

9' 1" x 6' 11" (2.77m x 2.11m) window to the front and great open coastline views. The stair bulkhead intrudes slightly into this room providing a shelf for storage.

#### Shower room

8' 0" x 5' 0" (2.44m x 1.52m) Fitted with a three piece suite comprising low level W.C. wash hand basin, larger shower enclosure with Triton electric shower, fully tiled walls, two windows to the rear.

#### Garage

18' 9" x 8' 6" (5.71m x 2.59m) With metal up and over door.

#### Outside

Gravelled front parking plus a tarmac drive to a semi-detached garage offer plenty of space. A timber decked patio with wrought iron railings welcomes you at the front door. Side access leads to the rear garden, where steps take you to a second decked seating area and a few more steps to a beautifully maintained lawn. A timber shed on a solid concrete base completes this versatile outdoor setup.