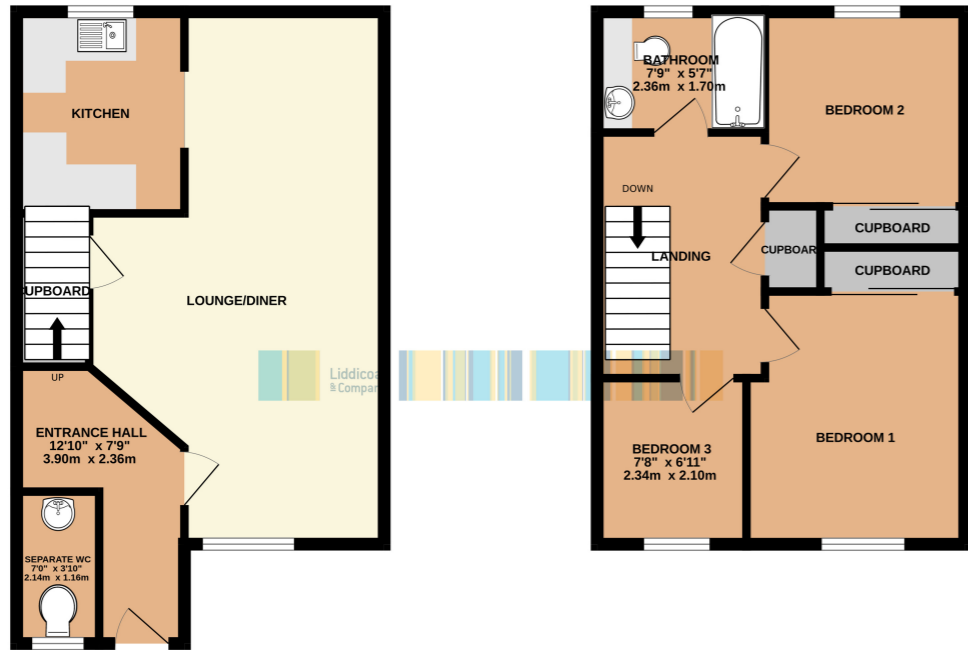


GROUND FLOOR

1ST FLOOR



JUBILEE MEADOW, ST AUSTELL

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29 JUBILEE MEADOW, ST AUSTELL, CORNWALL PL25 3EX

PRICE £239,950



SITUATED AT THE END OF A CUL DE SAC IS THIS MODERN THREE BEDROOM SEMI DETACHED HOUSE FORMING PART OF THIS HIGHLY POPULAR RESIDENTIAL AREA ON THE EASTERN FRINGE OF ST AUSTELL. THE PROPERTY ENJOYS GAS CENTRAL HEATING AND A LEVEL REAR GARDEN BACKING ONTO A SMALL LIGHTLY WOODED AREA. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LARGE OPEN PLAN LOUNGE/DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM. OUTSIDE GARAGE AND DRIVEWAY. THIS PROPERTY WOULD MAKE AN IDEAL FAMILY HOME.

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

Situated at the end of a cul de sac is this modern three bedroom semi detached house forming part of this highly popular residential area on the Eastern fringe of St Austell. The property enjoys gas central heating and a level rear garden backing onto a small lightly wooded area. In brief the accommodation comprises of entrance hall, large open plan lounge/dining room, kitchen, three bedrooms and bathroom. Outside garage and driveway. This property would make an ideal family home.

Room Descriptions

Entrance Hall

With part glazed leaded light door to the hall, stairs to the first floor, heating control, door to the cloakroom and the main living room.

Cloakroom

Fitted with low level W.C. vanity unit, window to the front.

Lounge/Dining room

7.29m x 4.227m (23' 11" x 13' 10") Max, under stairs cupboard, bow window to the front, arch through to the kitchen,

Kitchen

2.28m x 2.76m (7' 6" x 9' 1") Wall mounted gas boiler, window to the rear, space and plumbing for washing machine space for slot in cooker, extractor over, range of fitted base units and high level cupboards.

Landing

Roof access, large built in shelved airing cupboard.

Bedroom 1

3.36m x 2.967m (11' 0" x 9' 9") Fitted with a large fitted double wardrobe, window to the front.

Bedroom 2

2.65m x 2.361m (8' 8" x 7' 9") Window to the rear. Fitted with large double wardrobe cupboard.

Bedroom 3

2.267m x 02.071m (7' 5" x 6' 10") Window to the front.

Bathroom

Fitted with a panelled bath with Mira electric shower above, partially tiled walls, vanity unit, low level W.C. extractor fan, shaver socket.

Garage

5.15m x 2.57m (16' 11" x 8' 5") Power and light connected, roof space, door leading to the rear garden.

Outside

To the front of the property is a tarmac drive providing access to the garage, with small garden area. Between the garage and the property is a wooden gate providing access to the rear garden. The rear is level with timber fencing to the borders and also has a patio area. The rear garden is private and backs onto a lightly wooded area.