

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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.  
Made with Metrepro 02/20

## CHERRY TREE MEWS, ST AUSTELL

PRICE £289,950



**A BEAUTIFULLY PRESENTED DETACHED THREE-BEDROOM HOME, IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE. OFFERING EXCELLENT FAMILY ACCOMMODATION, THIS PROPERTY IS READY TO MOVE INTO.**

**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

A beautifully presented detached three-bedroom house, ideally located within walking distance of the town centre.

Offering excellent family accommodation, the property in brief comprises an entrance lobby, cloakroom, modern fitted kitchen/dining room, spacious lounge, three well-proportioned bedrooms, and a family bathroom.

Outside, there is a detached garage, a parking courtyard, a front garden, and a level lawned rear garden—perfect for outdoor living.

Additional benefits include modern Quantum electric heating and uPVC double-glazed windows and doors throughout..

### Room Descriptions

#### Entrance Lobby

With half glazed leaded light door leading to the entrance lobby, leading through there are stairs leading to the first floor with under stairs storage, Quantum electric room heater.

#### Cloakroom

With low level W.C. wash hand basin, window to the front electric downflow heater.

#### Kitchen/Dining Room

11' 3" x 17' 6" (3.43m x 5.33m)  
Window to the front and side and part glazed door to the side, sink unit with space and plumbing below for a dishwasher and separate space for a washing machine, fitted hob unit with stainless steel extractor over, double electric oven, built in fridge/freezer, tall larder storage unit. Low voltage lighting, wall mounted socket for T.V.

#### Lounge

18' 8" x 17' 2" (5.69m x 5.23m) max, Quantum electric radiator, full height window overlooking the garden, second window.

#### Landing

With access to the roof void, Quantum heater, large airing cupboard with hot water tank.

#### Bedroom 1

14' 7" x 11' 3" (4.45m x 3.43m)  
Plus a large wardrobe recess, dimplex panel radiator, window to the front.

#### Bedroom 2

10' 5" x 12' 6" (3.17m x 3.81m)  
Small door recess, window to the front.

#### Bedroom 3

7' 8" x 13' 7" (2.34m x 4.14m)  
Panel radiator, window to the rear.

#### Bathroom

8' 1" x 6' 9" (2.46m x 2.06m)  
Finished with a white three piece suite including a low level W.C. wash hand basin, panelled bath, tiled splashback, florescent light/shaver socket, electric wall mounted downflow heater, window to the front, Mira electric shower unit over the bath with perspex shower screen.

#### Outside

This well presented property enjoys a level corner site with an easy to maintain garden being enclosed and paved to the front enclosed by wooden fencing and a side driveway providing parking and access to the detached garage.

The rear garden is level and laid to lawn. Overall an easy to maintain garden area which could be fenced for more privacy.

#### Garage

With metal up and over door.