

**PLOT 1 - ST MABYN
PENWITHICK PARK
ST AUSTELL**



£139,950

- A THREE BEDROOM PROPERTY
- DOUBLE GLAZED UPVC WINDOWS
 - CENTRAL HEATING
- MASTER BEDROOM WITH EN-SUITE
 - GARDENS
 - ALLOCATED PARKING
- FLOOR COVERINGS THROUGHOUT
 - 10 YEAR NHBC WARRANTY

A brand new property with accommodation comprising; lounge, kitchen/diner, ground floor wc, three bedrooms with master en-suite, family bathroom, gardens and allocated parking.

Homes to be proud of that won't cost the earth

Registered office: Polhilsa, Stoke Climsland, Callington, Cornwall PL17 8PP
T: 01579 370740 F: 01579 370920 E: info@sellecknicholls.co.uk W: www.sellecknicholls.co.uk
Directors A.D. Selleck; S.R.Selleck Registered in England number: 3781800 Selleck Nicholls Homes is a trading name of Selleck Nicholls Limited.



PLOT 1 – ST MABYN, PENWITHICK PARK, ST AUSTELL.

ENTRANCE	Obscure glazed feature composite entrance door through to;
HALLWAY	Stairs to first floor, mains powered smoke alarm, double electric socket, meter cupboard and radiator. Door through to;
KITCHEN/DINER	15'0 (4.5m) narrowing to 11'5 (3.5m) x 11'0 (3.4m) narrowing to 9'5 (2.9m) approx Door to understairs cupboard, radiator, window to front elevation. Fitted kitchen comprising wall units with cupboards under and work surface over. Stainless steel single bowl sink unit with single drainer. Space for washing machine, and fridge/freezer, five double electric sockets and three single electric sockets. Stainless steel electric oven and hob with chimney style extractor hood over. Door to separate WC.
W.C.	White suite comprising low level w.c and vanity wash hand basin. Door from Kitchen through to;
LOUNGE	15'0 (4.5m) x 12.3 (3.7m) approx Radiator, telephone point, heating thermostat, TV aerial point and four double electric sockets. uPVC double glazed French casement doors to rear garden.
<u>FIRST FLOOR</u>	
LANDING	Access to loft space with light. Airing cupboard, mains powered smoke alarm, double electric socket.
BATHROOM	Frosted uPVC double glazed window to the side elevation. Panel bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin. Radiator.
MASTER BEDROOM	10'7 (3.25m) x 10'5 (3.2m) approx uPVC window to front elevation. Radiator, TV aerial point and three double electric sockets. Built-in cupboard. Door leading through to;
EN-SUITE	Frosted uPVC double glazed window to front elevation. White fitted suite comprising shower cubicle with electric shower, low level w.c and pedestal wash hand basin.
BEDROOM 2	9'5 (2.9m) x 8'4 (2.6m) approx uPVC double glazed window to rear elevation, radiator and two double electric sockets.

Homes to be proud of that won't cost the earth

PLOT 1 – ST MABYN, PENWITHICK PARK, ST AUSTELL.

BEDROOM 3 9'5 (2.9m) x 6'0 (1.8m) approx
uPVC double glazed window to rear elevation, radiator and two double electric sockets.

OUTSIDE To the rear of the property there is a garden. Two allocated parking spaces adjacent to the property.

**VIEWING/
REGISTRATION** By appointment only. Please telephone 01579 370740.



Disclaimer: These particulars are for information only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. These details comply with the Property Misdescriptions Act 1991.

Homes to be proud of that won't cost the earth