

18 Metha Road, St Newlyn East, TR8 5LP



IMMACULATE OLDER STYLE FAMILY HOME IN THE VILLAGE OF ST NEWLYN EAST WITH A SUN ROOM EXTENSION, A STUNNING OPEN PLAN KITCHEN/DINER AND A LONG LANDSCAPED SUNNY REAR GARDEN WITH A LARGE PATIO, PERGOLA AND OUTSIDE DINING

- 3 Double Bedrooms, family bathroom
- LONG landscaped rear garden
- Lounge with woodburner
- Oil Central Heating and double glazing
- Immaculate throughout
- Quiet village location
- Front private parking for 2 cars
- LARGE sun room extension
- Short stroll to village pub and shops

Price £425,000 Freehold

This delightful double fronted property has an attractive cottage style exterior and is located on the peaceful Metha Road a short walk from the village centre. Brick paved parking to the front for 2 cars with a central front door lead into the light entrance hall providing access to the lounge and kitchen/diner on the ground floor and with stairs to the first-floor bedroom accommodation. The cosy lounge is full depth with a woodburning stove whilst the kitchen/diner is a great size for family dining and leads directly into the large rear sunroom, which in turn opens up into the garden. The three bedrooms are located on the first floor, along with a generous modern family bathroom.

A side pedestrian path leads to the rear of the property past a refuse shed and store directly onto the stone paved full width landscaped patio area with raised planters and a free-standing seating pergola overlooking the artificial lawned area and surrounding mature planting. To the bottom of the garden is a substantial garden room/workshop adjacent to a dining/seating pergola capable of accommodating a large dining table or perhaps a hot tub under cover?

The property is immaculately presented throughout and available immediately with no onward chain.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band C

EPC RATING

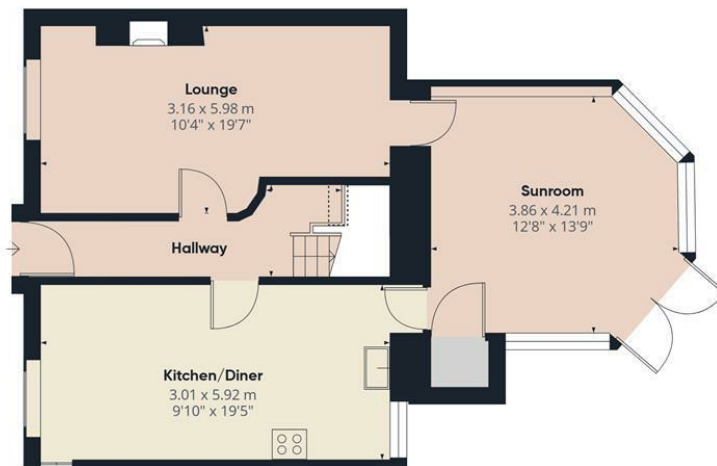
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AGENTS NOTE

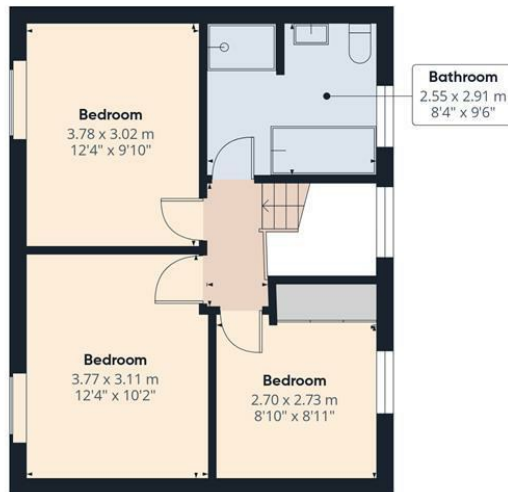
There is a right of way through the garden from the two neighbouring properties.







Floor 0



Floor 1



Approximate total area⁽¹⁾

101.4 m²
1092 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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