



MAY WHETTER & GROSE

4 FORTESCUE CLOSE, FOXHOLE, PL26 7XT
GUIDE PRICE £125,000



A CHAIN FREE MID TERRACE BUNGALOW OFFERING TWO BEDROOMS AND ENCLOSED REAR GARDEN. THE PROPERTY BENEFITS FROM NO THROUGH ROAD SETTING AND WOULD BENEFIT FROM MODERNISATION THROUGHOUT. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING AND ELECTRIC HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES AND OFFERS A BLANK CANVASS TO CREATE A FABULOUS BUNGALOW. EPC - D



Location

Foxhole is a village situated between St Austell and Newquay with a primary school and a range of village amenities including shops and sub post office. St Austell town centre is situated approximately 5 miles away and offers a wider range of shopping, beaches. The Eden Project, educational and recreational facilities. There is a mainline railway station and leisure centre, together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The cathedral city of Truro is approximately 20 miles from the property.

Directions

From St Austell head out towards St Stephen, through the village of Trewoon, along through High Street and take the right hand turning signposted Foxhole and Nanpean. Continue along this road and up through the village. Approximately three quarters of the way through, pass the primary school on the left hand side of the road and take the right turning into Fortescue Close. Number four is located on the right hand side of the no through road, the terrace of bungalows as you enter the development.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper obscure glazed panel allows external access into entrance porch.

Entrance Porch

4'4" x 2'11" (1.34 x 0.89)

Door through to lounge/diner. Mains fuse box. Textured ceiling.

Lounge/Diner

15'11" x 9'10" (4.87 x 3.02)



Upvc double glazed bay window to front elevation with deep display sill. Opening through to kitchen. Door through to rear hall. Wall mounted electric

thermostatically controlled heater. Artex ceiling. BT OpenReach telephone point. Direct fibre link to premises offering fantastic broadband speed. Television aerial point. Additional telephone points.

Kitchen

9'8" x 5'4" (2.97 x 1.65)



Upvc double glazed window to front elevation. Matching wall and base kitchen units, roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Electric cooker with fitted extractor hood above. Textured ceiling. Tiled walls to water sensitive areas. Space for additional kitchen appliances.

Rear Hall

7'6" x 3'2" (2.30 x 0.99)

Doors off to bedrooms one, two and bathroom. Additional door opens to provide access to the airing cupboard housing the hot water tank with slatted storage. Textured ceiling. Loft access hatch. Wall mounted electric heater with in-built thermostat.

Bathroom

5'10" x 5'5" (1.78 x 1.67)



Low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer

tap. Panel enclosed bath with fitted electric shower over and glass shower screen. Fitted extractor fan. Textured ceiling. Tiled walls to water sensitive areas.

Bedroom Two

9'10" x 6'5" (3.01 x 1.96)



Upvc double glazed door to rear elevation with upper obscure glazing, allowing access to the enclosed rear garden. Upvc double glazed window to left hand side of rear door. Wall mounted electric heater. Telephone point. Textured ceiling.

Bedroom One

13'7" x 9'0" - max (4.15 x 2.75 - max)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Wall mounted electric heater. Textured ceiling.

Outside



Upon entering Fortescue Close the property is located in the terrace immediately to the right hand side. There is a communal parking bay to the front where vehicles are offered parking on a first come, first served basis.

The front garden is laid to lawn with a hardstanding walkway and steps leading to the front door.



Accessed directly off bedroom two, to the rear of the property is a garden laid mainly to lawn with wooden shed to the left hand side in need of updating. The boundaries are clearly defined with exposed block wall to the right and wood fencing to the left elevation. Another properties garage forms the rear boundary and provides a good degree of privacy.

To the left hand side of the rear boundary is a wooden gate providing external pedestrian access.



Council Tax Band - A

Broadband and Mobile Coverage

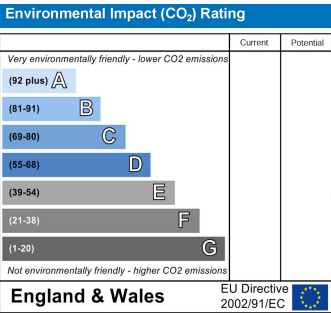
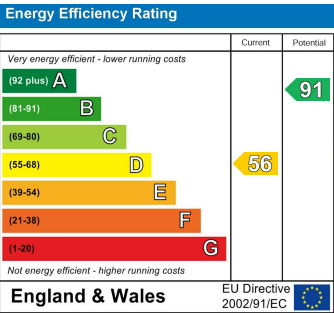
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

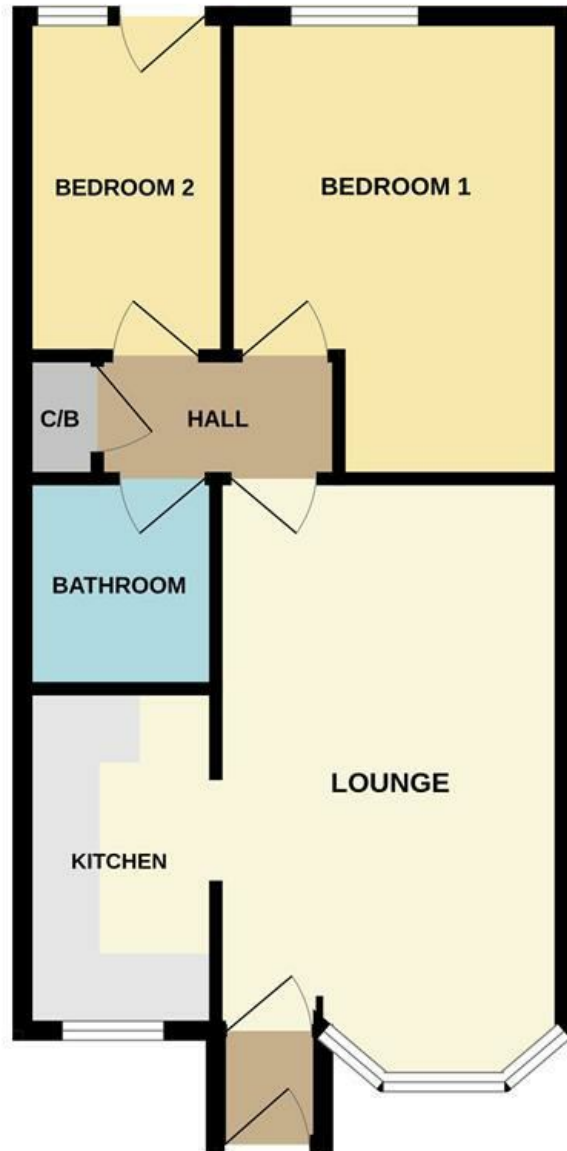
Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





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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