



MAY WHETTER & GROSE

**11 MEADOW RISE, FOXHOLE, PL26 7XE
OFFERS IN EXCESS OF £200,000**



CHAIN FREE, EXTENDED SEMI-DETACHED HOUSE WITH THREE BEDROOMS TO THE FIRST FLOOR. FURTHER BENEFITS INCLUDE GROUND FLOOR SECOND RECEPTION ROOM WHICH COULD MAKE A FOURTH DOUBLE BEDROOM WITH EN-SUITE SHOWER OFF. THE PROPERTY OCCUPIES A TUCKED AWAY LOCATION AT THE END OF A NO THROUGH ROAD WITH OFF ROAD PARKING, UPVC DOUBLE GLAZING AND ECONOMY 7 ELECTRIC NIGHT STORAGE HEATING THROUGHOUT. THE PROPERTY BACKS ONTO OPEN FIELDS TO THE REAR WITH AN OPEN GREEN TO THE FRONT RIGHT HAND SIDE. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED AND VERSATILE HOME. 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 and through the village of Trewoon, High Street and Lanjeth. As the road bears around to the left, turn right where it will be sign posted for Foxhole and Nanpean. Head through the village heading down towards Nanpean, taking the last right hand turn opposite Goverseth Terrace into Meadow Rise. Follow the entrance road in, bearing around to the right. Number 11 is located at the end of the no through road to the left hand side of the open grassed area.

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 the entrance porch.

Entrance Porch

4'10" x 3'10" (1.48 x 1.19)

Door through to kitchen/diner. To the left hand side a door opens to provide access to useful in-built storage, the fuse box is located within. Carpeted flooring. Textured ceiling.

Kitchen/Diner

15'7" x 10'5" - max (4.75 x 3.18 - max)



Upvc double glazed window to front elevation. Matching wall and base wood kitchen units. Roll top worksurface. Space for kitchen appliances, currently utilised to house a washing machine, slimline dishwasher and electric cooker with fitted extractor hood above. Stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Space for fridge/freezer. Space for dining table. Wall mounted electric night storage heater. Textured ceiling.



Reception Two/Bedroom Four
12'9" x 7'3" (3.90 x 2.22)



A lovely addition to the property with Upvc double glazed windows to rear and side elevations, providing a great deal of natural light. Door through to ground floor shower room. Wall mounted electric night storage heater. Carpeted flooring. Textured ceiling.

Ground Floor Shower
7'0" x 7'2" (2.14 x 2.20)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology ceramic hand wash basin with central mixer tap, fitted shower enclosure with glass shower screen, wall mounted mains fed shower. Carpeted flooring. Tiled walls. Fitted extractor fan. Textured ceiling. Loft access hatch with limited storage space above the side extension. Electric plug in shaver point and light. Wall mounted electric night storage heater.

Lounge
15'7" x 12'8" (4.75 x 3.87)



Upvc double glazed door with upper and lower glazed panels allows external access to the rear garden. Double doors provide access through to reception two/bedroom four. Carpeted stairs to first floor with open storage recess below. Carpeted flooring. Textured ceiling. Television aerial point. Wall mounted electric night storage heater.





Bathroom

6'8" x 6'8" - max (2.04 x 2.05 - max)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with recessed dual flush technology, ceramic hand wash basin with central mixer tap and fitted storage below. P-shape bath with curved shower screen, central mixer tap and wall mounted shower attachment. Carpeted flooring. Textured ceiling. Fitted extractor fan. Tiled walls. Wall mounted electric heater. Heated towel rail.

Bedroom One

11'8" x 8'5" (3.57 x 2.58)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling.

Landing

6'7" x 6'8" - max (2.01 x 2.05 - max)



Doors to family bathroom, bedrooms one, two and three. Additional door opens to provide access to the airing cupboard housing the hot water cylinder with slatted storage options above. Carpeted flooring. Textured ceiling. Main loft access hatch. Fitted folding louvre door closes to maintain safety over stairs.

Bedroom Two

11'5" x 8'5" - max (3.49 x 2.58 - max)



Upvc double glazed window to side elevation enjoying an outlook over fields to the rear of the property. Carpeted flooring. Textured ceiling.

Bedroom Three

8'1" x 6'10" - max (2.47 x 2.09 - max)



(irregular shaped room) Upvc double glazed window to rear elevation with far reaching views over open countryside in the distance. Carpeted flooring. Textured ceiling. Twin full length mirrored doors provide access to useful in-built wardrobe.

Outside



Upon entering Meadow Rise proceed to the end of the no through road, the property is located to the left hand side of the open green communal space.

To the front of the property a rendered block wall provides clear boundaries, with a hard standing walkway providing access to the front door and courtesy gate allowing access to the enclosed rear garden.

To the right and left hand side of the hard standing area is an area of lawn with a number of evergreen plants and shrubs.

The side and rear garden can be accessed via either the wooden gate to the right hand side of the property or from the lounge.

The property has one parking space.



Immediately off of the lounge a door provides access to the enclosed rear garden.

Initially after stepping out of the lounge, to the left hand side is an established planting bed with wooden

shed directly opposite the rear door. A hard standing walk way flows around the rear and side of the property, with the boundaries clearly defined with block wall to the left and Cornish Hedge to the rear and a mixture of block and wooden fencing to the right hand side.

To the rear, a slope of lawn with inlaid block steps leads up to a elevated side garden laid to pebbles for ease of maintenance, well stocked with an array of planting and shrubbery. The hard standing walkway flows down the side of the property to provide access to the previously mentioned wooden gate. The property enjoys a lovely outlook over fields to the rear and offers an enclosed private side and rear garden.

Council Tax Band - B

Broadband and Mobile Coverage

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

Services

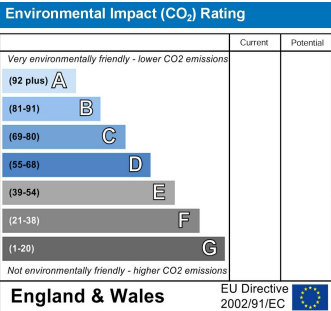
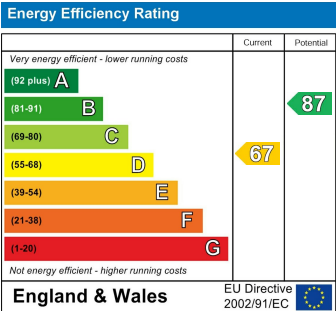
None of the services, systems or appliances at the property have been tested by the Agents.

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

Agents Note

We are advised that there is fibre to the property. Viewers will note a reel of fibre cable to the left hand side of the front access porch, this is ready for connection should superfast broadband be required. We are also advised by the vendor the property has off road parking to the front of the property.

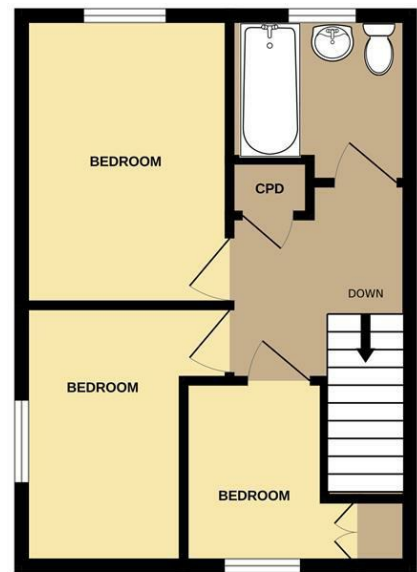




GROUND FLOOR



1ST FLOOR



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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