



MAY WHETTER & GROSE

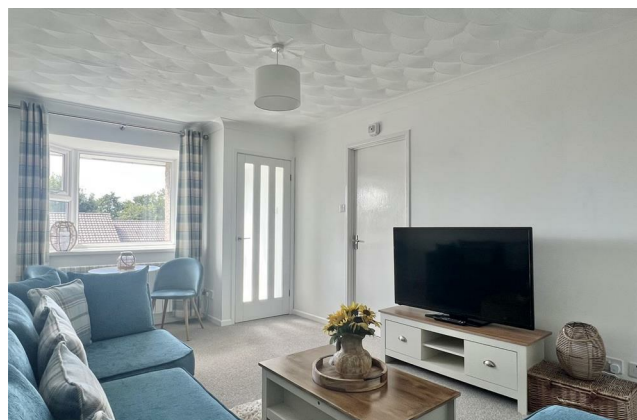
37 FORTESCUE CLOSE, FOXHOLE, PL26 7XT
OFFERS OVER £169,500



OFFERED WITH NO ONWARD CHAIN WITH THE BACKDROP OF OPEN COUNTRYSIDE BEHIND AND FAR REACHING VIEWS TO THE FRONT IS THIS IMPECCABLY PRESENTED HOME WHICH HAS BEEN BEAUTIFULLY FINISHED BY THE CURRENT OWNERS. THE PROPERTY CURRENTLY OFFERS A LIGHT AND SPACIOUS LOUNGE/DINER, TWO BEDROOMS, MODERN RE-FITTED SHOWER ROOM, KITCHEN AND BEAUTIFULLY LANDSCAPED LOW MAINTENANCE REAR GARDEN. FURTHER BENEFIT IS ALLOCATED PARKING TO THE FAR SIDE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS WONDERFUL FINISH AND DELIGHTFUL POSITION.

EPC - D

SEE AGENTS NOTES



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. Take the next right and follow the road all the way up to the end of the cul-de-sac and the property will be located on the left hand side. A board will be erected for convenience.

Accommodation

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

From the parking there are steps and handrail with borders of lawn to both sides. Obscure double glazed door with outside courtesy lighting leads through into entrance porch.

Entrance Porch

Finished with a strip wood effect floor covering and glass panelled internal modern door into the light and airy lounge/diner.

Lounge/Diner

10'2" x 16'0" (3.11 x 4.89)



From a bay window with deep display sill and electric heater beneath. Some far reaching glimpses.



Inner Hallway

Finished with strip wood flooring. Electric wall heater. Doors into shower room, kitchen and principal bedroom. Additional door into airing cupboard with slatted shelving and housing the water tank. Access to loft.

Shower Room

5'11" x 5'5" (1.82 x 1.66)



Beautifully appointed with large walk in shower, hand basin with mirrored vanity cabinet above and WC. Finished with white polished tiled wall surround complimented with strip wood flooring. Electric chrome heated towel rail behind the door.

Kitchen

10'5" x 5'9" - max (3.19 x 1.76 - max)



Comprising a range of light wood fronted wall and base units complimented with strip wood laminated work surface with bevelled edge polished tiled splashback. The work surface incorporates stainless steel sink and drainer with mixer tap. Under unit and free standing space for white good appliances. Double glazed window and door open out to the beautifully landscaped rear garden. Strip wood flooring continues through from the inner hallway. Modern electric heater.

Principal Bedroom

9'10" x 13'5" - max (3.01 x 4.11 - max)



Large double glazed window with deep display sill and electric heater below, enjoying an outlook over the beautifully kept rear garden.

Guest Room/Second Bedroom

5'5" x 9'8" - max (1.67 x 2.95 - max)



Double glazed window to the front with display sill and electric heater to the side.

Outside



To the front are lawned areas either side of the pathway.

To the rear a wonderful tiered low maintenance garden area, with stone pebbled base and steps with handrail leading up onto further terraced area with decked steps up onto raised deck area. Enclosed by strip wood fencing and enjoys sun throughout the day and into the evening with the wonderful backdrop of the open countryside behind. A wonderful place to relax, unwind and al fresco dining and entertaining.

To the far end of the terrace there is allocated parking.



Council Tax Band - A

Broadband and Mobile Coverage

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

Services

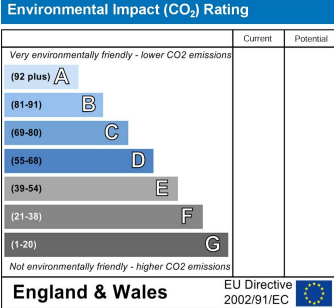
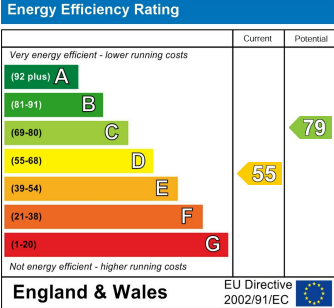
None of the services, systems or appliances at the property have been tested by the Agents.

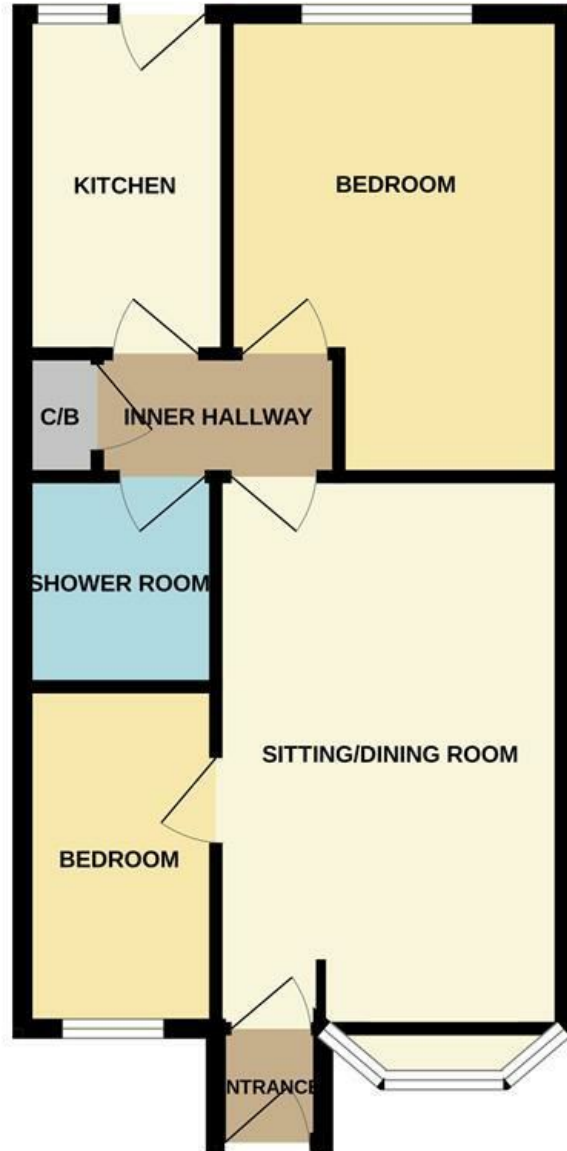
Viewings

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

Agents Notes

Allocated Parking
Electric Heaters





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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