



MAY WHETTER & GROSE

**2 BRIAR ROSE COTTAGES GOVERSETH
ROAD, FOXHOLE, PL26 7XD
GUIDE PRICE £265,000**



A WELL POSITIONED DETACHED HOUSE WITH GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY BENEFITS FROM THREE GOOD SIZED BEDROOMS AND OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITHIN CLOSE REACH OF LOCAL AMENITIES. UPVC DOUBLE GLAZING THROUGHOUT AND LP GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO APPRECIATE THIS WELL PRESENTED FAMILY HOME. EPC - AWAITED
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 a local shop. 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 the right turning into Fortescue Close. Take the next right before the entrance into Meadow Rise and follow the private road to the end of the cul-de-sac and the property will be located at the end of the lane.

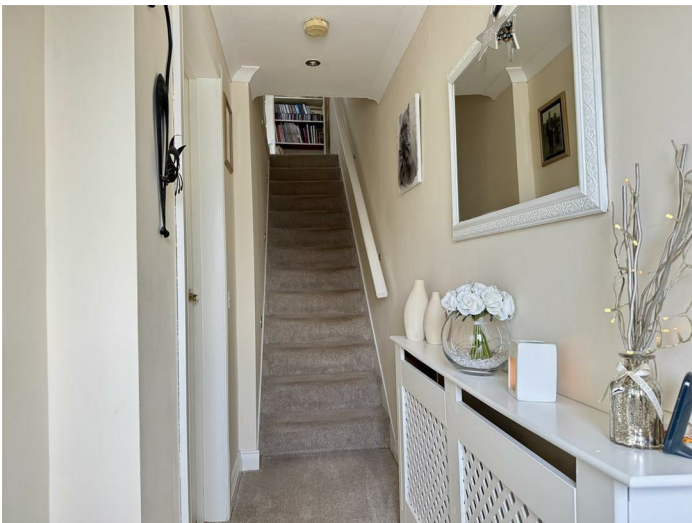
Accommodation

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 detailing allows external access into entrance hall.

Entrance Hall

25'11" x 3'6" - max including stairs (7.91 x 1.08 - max including stairs)



Doors through to ground floor WC and lounge. Carpeted flooring. Carpeted stairs to first floor. Radiator. High level mains enclosed fuse box. BT Openreach telephone point.

W.C.

4'9" x 2'11" (1.46 x 0.91)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit. Heated towel rail. Tile effect vinyl flooring.

Lounge

16'4" x 13'1" (5.00 x 4.01)



Upvc double glazed window to front elevation. Door through to kitchen/diner to the rear. Carpeted flooring. Focal imitation fireplace. Radiator. Two television aerial points. Telephone point. Wall mounted up lights.



Kitchen/Diner

16'7" x 9'10" (5.07 x 3.02)

Landing

8'9" x 6'5" (2.68 x 1.96)

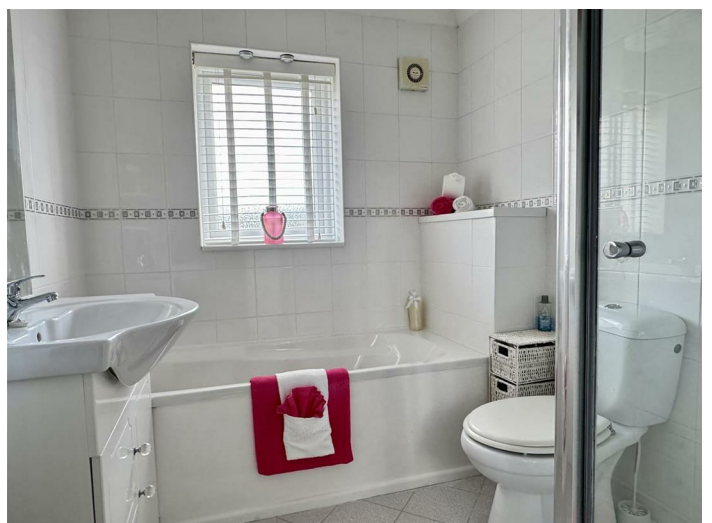


Upvc double glazed patio doors to rear elevation with full length glazing allowing access to the enclosed rear garden. Further Upvc double glazed window to rear elevation. Updated matching wall and base kitchen units finished in soft cream, square edged work surfaces. Part tiled walls. Space for LP Gas/electric Range cooker with large fitted extractor hood above. Stainless steel one and half bowl sink with matching draining board and central mixer tap. The kitchen benefits from a number of integral appliances including washing machine, dish washer, fridge and freezer. Door provides access to understairs storage cupboard. This area houses the LP Gas Fired Central Heating Boiler. Tile effect vinyl flooring. Radiator. Space for dining table.

Doors off to bedrooms one, two, three and family bathroom. Carpeted flooring. Loft access hatch.

Bathroom

7'6" x 6'4" (2.30 x 1.94)



Upvc double glazed window to rear elevation with obscure glazing. Matching four piece white bathroom

suite comprising low level flush WC with dual flush technology, panel enclosed bath with central mixer tap and fitted shower attachment, ceramic hand wash basin with central mixer tap set on vanity storage unit. Separate fitted shower enclosure with glass shower door and wall mounted mains fed shower. Water resistant cladding to shower cubicle. Tiled walls to remainder of the room. Heated towel rail. Fitted extractor fan. Tile effect vinyl flooring.

Bedroom One

13'5" x 9'9" (4.10 x 2.98)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Telephone point. Television aerial point.

Bedroom Two

9'9" x 12'11" (2.98 x 3.95)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Telephone point. Television aerial point.

Bedroom Three

7'10" x 9'6" (2.41 x 2.91)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Fitted wardrobes with high level storage above. Double doors open to additional storage upon entering the room to the left hand side.

Outside



Conveniently tucked away at the end of a no through road. To the front of the property a tarmac area of parking in front of the garage. There is a walkway between the garage and the property providing access to the enclosed rear garden.

The garden is laid to astro turf and enclosed with low level granite stones.

Garage

17'5" x 9'5" (5.31 x 2.88)



Metal up and over garage door. Eaves storage. Light and Power. Upvc double glazed door to side elevation with obscure glazing allows access to the rear garden. To the rear, the current owner uses the space as a utility area.



As previously mentioned either accessed via the right hand side external access or off the kitchen/diner. To the side of the property is the garage.

To the rear of the garage is an outdoor tap. Wooden summerhouse, beyond this area is the enclosed rear garden with an area of decking flowing off the rear of the property complete with external power point. This area flows down the opposite side where the LP Gas bottles are housed.

Beyond the decking is a manageable area of lawn well enclosed with wood fencing to the right, left and rear elevations, well stocked with an evergreen border surrounding.



Council Tax Band - C

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

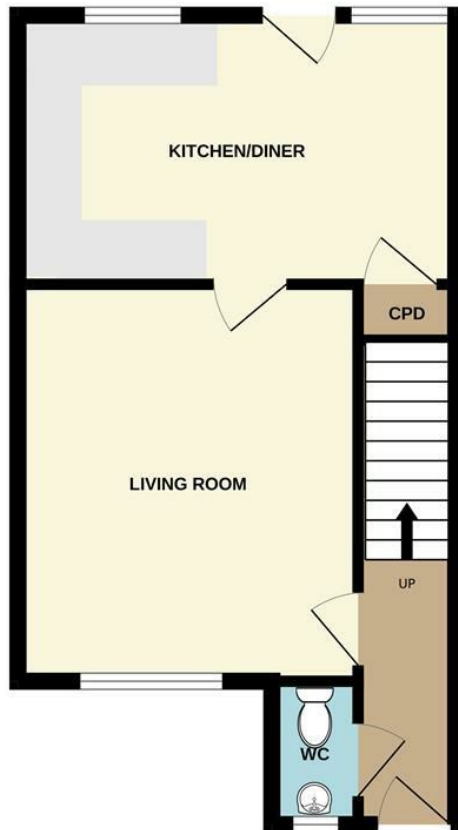
Private access lane owned by Number 3, number 2 has access across. The upkeep of the lane is shared between three properties.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

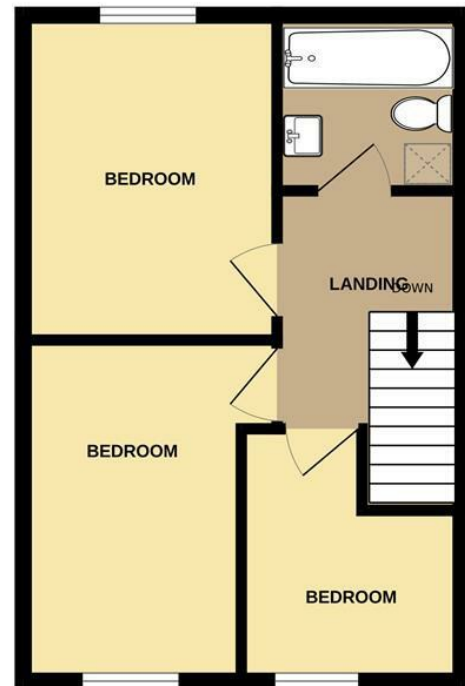
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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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