

MAY WHETTER & GROSE

3 MCLEAN DRIVE, FOXHOLE, PL26 7TS
GUIDE PRICE £200,000



**** VIDEO TOUR AVAILABLE ****

A DELIGHTFUL CHAIN FREE SEMI DETACHED HOUSE WITH THREE BEDROOMS, INTEGRAL GARAGE AND OFF ROAD PARKING. THE PROPERTY BENEFITS FROM A LARGE ESTABLISHED REAR GARDEN, DOUBLE GLAZING AND ELECTRIC HEATING. A VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME COMMANDING DELIGHTFUL FAR REACHING VIEWS TO THE REAR. PLEASE SEE AGENTS NOTES RE PROBATE.
EPC - D



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: (01726) 73501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

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 take the A3058 and proceed through the villages of Trewoon and Lanjeth. After Lanjeth take the right hand turn taking the B3279 and proceed into the village of Foxhole. The property is located on the left hand side of the road with parking available on the drive in front of the garage.

Accommodation:

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

Hard wood door with single glazed patterned glass allowing external access into kitchen.

Kitchen:

10'7" x 12'4" (3.25m x 3.76m)



(maximum measurement)

Door to lounge/diner. Door to WC. Wood frame double glazed window to front elevation providing natural light. Matching wall and base kitchen units. Roll top worksurfaces. Stainless steel sink with matching draining board and central mixer tap. Four ring buttonless ceramic hob with fitted extractor hood over and electric oven below. Tiled walls to water sensitive areas. Space for fridge freezer, dishwasher and tumble dryer. Wall mounted electric night storage heater. Textured ceiling. Vinyl flooring.



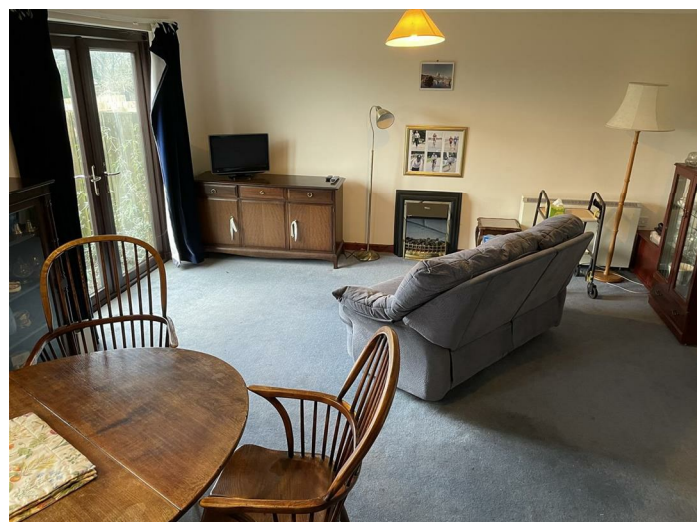
WC:

6'11" x 3'2" (2.13m x 0.98m)

Low level flush WC. Hand wash basin. Tiled walls to water sensitive areas. Fitted extractor fan. Textured ceiling. Vinyl flooring.

Lounge/Diner:

19'2" x 15'0" (5.85m x 4.59m)



(maximum measurement)

Upvc wood effect double glazed patio doors to rear elevation allowing access to the elevated patio and spacious rear garden, further wood frame double glazed window to rear elevation combining to provide tremendous natural light. Two wall mounted electric night storage heaters. Stairs to first floor with open recess below offering additional storage options. Carpeted flooring. Textured ceiling. Television aerial point. Telephone point. Space for dining table.

First Floor Landing:

9'11" x 9'10" (3.03m x 3.00m)



Wood frame double glazed window to side elevation providing natural light. Doors off to bedrooms one, two, three and family bathroom. Carpeted flooring. Further door allowing access to inbuilt airing cupboard housing the hot water tank with slatted storage options. Textured ceiling. Loft access hatch.



Bedroom One:

15'1"x 8'11" (4.61m x 2.72m)



Wood frame double glazed window to rear elevation offering delightful, elevated and far reaching views over open countryside to the rear of the property. Carpeted flooring. Textured ceiling. Wall mounted electric heater. Door allowing access to inbuilt storage void offering shelved and hanging storage options.

Bedroom Two:

10'11" x 10'10" (3.35m x 3.32m)



Wood frame double glazed window to front elevation affording a tremendous amount of natural light. Carpeted flooring. Textured ceiling. Door allowing access to inbuilt storage offering shelved and hanging storage space.

Bedroom Three:

11'10" x 9'10" (3.61m x 3.00m)



(maximum measurement)

Wood frame double glazed window to rear elevation offering delightful and far reaching elevated views over open countryside to the rear of the property. Carpeted flooring. Textured ceiling. Wall mounted electric heater. Door allowing access to over stairs storage void offering additional storage options.

Family Bathroom:

7'6" x 7'9" (2.31m x 2.37m)



Wood frame double glazed window to front elevation with patterned obscure glass. Matching four piece white bathroom suite comprising; low level flush WC, pedestal hand wash basin, panel enclosed bath and separate shower cubicle with glass shower door and wall mounted electric shower. Tiled walls to water sensitive areas. Vinyl flooring. Extractor fan. Wall mounted electric heater. Textured ceiling.

Outside:

Set back off Carpalla Road, a tarmac road provides access to this delightful cul-de-sac, containing just six properties. To the front of the property is an area of lawn and tarmac drive allowing off road parking for one vehicle and providing access to the garage. A paved walkway provides access to the front door. To the left hand side of the property a paved walkway provides access to the rear garden.

Garage:

15'5" x 7'9" (4.70m x 2.38m)



Electric up and over garage door. Light and power.

Rear Garden:

The spacious rear garden is laid to lawn with established trees and shrubbery with wood fencing to left and right elevations. A elevated patio area flows off the patio doors leading from the lounge/diner. Although overgrown the spacious garden offers tremendous scope for improvement - a delightful space.

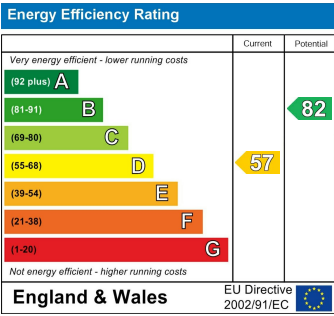
Agents Note:

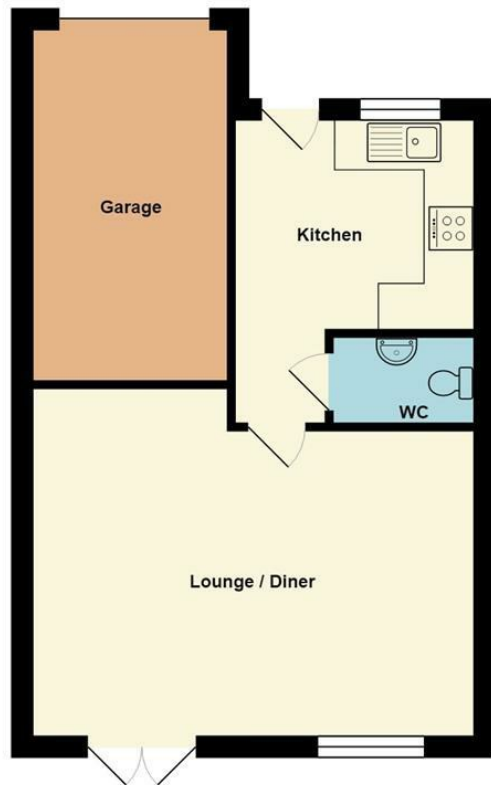
The rear garden mirrors that of the property to the right hand side, interested parties are urged to look at the length of the fence in the photo to next doors garden, to fully appreciate the length of this spacious rear garden.

Probate:

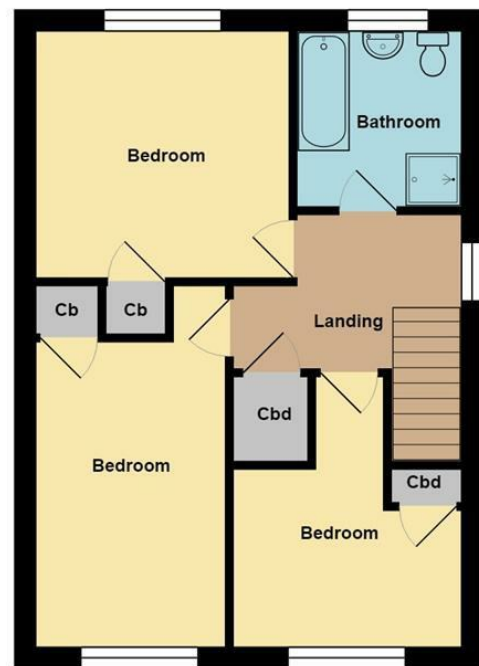
We understand that the property is awaiting grant of probate.

Council Tax - B





Ground Floor



First Floor

All measurements are approximate and for display purposes only.
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

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