

MAY WHETTER & GROSE

PENDRAGON CHAPEL ROAD, FOXHOLE, PL26 7UG
GUIDE PRICE £295,000



A WELL POSITIONED CHAIN-FREE DETACHED BUNGALOW BOASTING THREE BEDROOMS, OCCUPYING AN ENCLOSED SETTING NEXT TO A LARGE OPEN PARK. FURTHER BENEFITS INCLUDE AMPLE OFF ROAD PARKING AND UPVC DOUBLE GLAZING THROUGHOUT. THERE IS OIL FIRED CENTRAL HEATING THAT RUNS UNDERFLOOR HEATING THROUGHOUT THE BUNGALOW. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS CONVENIENT AND TUCKED AWAY SETTING LOCATED IN THE EVER POPULAR VILLAGE OF FOXHOLE. EPC - C



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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 Stephens, 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. On the left hand side just after Foxhole Village Green and cricket field turn left down the lane where Pendragon will be found on the right hand side.

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 patterned obscure glazing allows external access into entrance porch.

Entrance Porch:

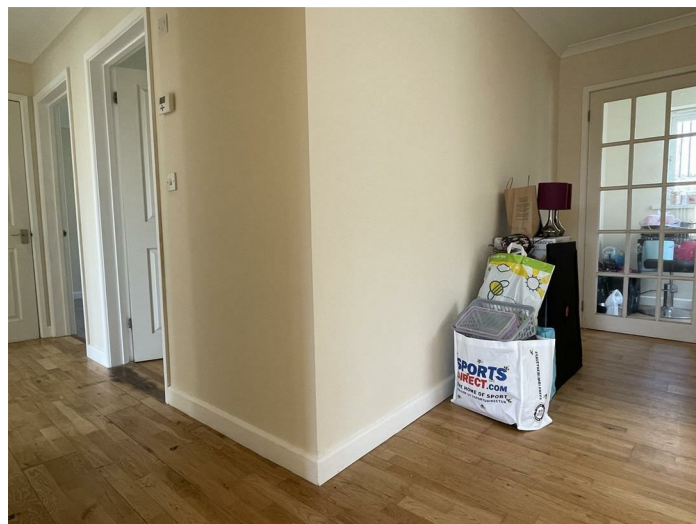
5'3" x 4'7" (1.62m x 1.42m)



With Upvc double glazed window to front elevation. Wood flooring. BT Open Reach telephone point. Door through to inner hall.

Inner Hall:

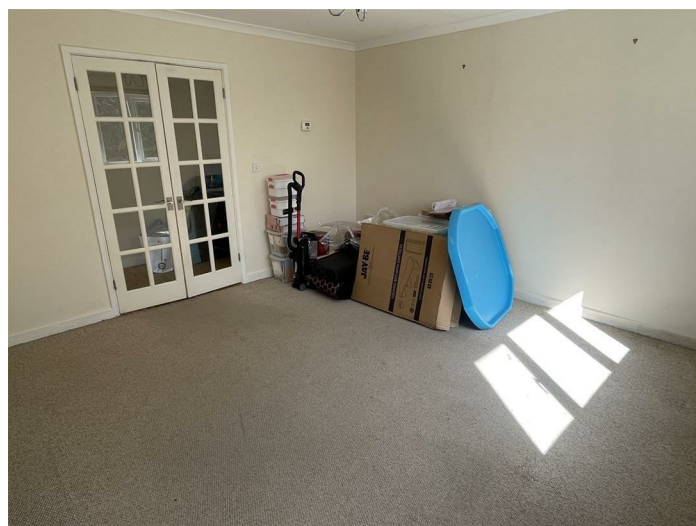
12'11" x 15'0" (3.94m x 4.59m)



With double doors allowing access through to lounge. Door through to kitchen and further doors to bedrooms one, two, three and family bathroom. Continuation of real wood flooring. Continuation of underfloor heating. Loft access hatch. Another door off to airing cupboard offering slatted storage options with continuation of the wood flooring inset, the mains fuse box and the underfloor heating controls/pipework.

Lounge:

12'11" x 13'5" (3.95m x 4.11m)



With Upvc double glazed window to side elevation. Carpeted flooring. Television aerial point. Telephone point. Wall mounted thermostatic controls underfloor heating.

Kitchen/Diner:

11'5" x 17'1" (3.48m x 5.23m)



A well lit kitchen/diner with Upvc double glazed patio doors to rear elevation with full length glazing and further Upvc double glazed window to side elevation. Matching wall and base kitchen units finished in cream and roll top work surfaces. Integral dishwasher. Space for washing machine and fridge freezer. Tiled walls to water sensitive areas. Four ring electric hob with fitted extractor hood above and electric oven below. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Continuation of wood flooring. Underfloor heating. Space for dining table.

Bathroom:

9'4" x 6'7" (2.85m x 2.02m)



With Upvc double glazed window to front elevation with patterned obscure glazing. Matching four piece white bathroom suite comprising low level flush WC, panel enclosed bath with central mixer tap, ceramic hand wash basin with central mixer tap. Fitted shower enclosure with glass shower doors and wall mounted shower. Continuation of wood flooring. Underfloor heating. Tiled walls to water sensitive areas. Fitted extractor fan. Electric lights with electric plug in shaver point.

Bedroom Three:

11'5" x 7'6" (3.48m x 2.30m)



With Upvc double glazed window to rear elevation. Carpeted flooring. Television aerial point. Telephone point. Wall mounted thermostatic controls underfloor heating.

Bedroom One:

10'11" x 11'4" (3.35m x 3.47m)



With Upvc double glazed window to rear elevation. Carpeted flooring. Television aerial point. Telephone point. Underfloor heating. Twin doors open to provide access to inbuilt wardrobe offering tremendous hanging storage options and continuation of carpeted flooring. Wall mounted thermostatic controls.

Bedroom Two:

10'11" x 9'3" (3.35m x 2.83m)



With Upvc double glazed window to front elevation. Carpeted flooring. Underfloor heating. Wall mounted thermostatic controls. Television aerial point. Telephone point. Twin doors open to provide access to inbuilt wardrobe offering hanging storage options and continuation of the carpeted flooring.

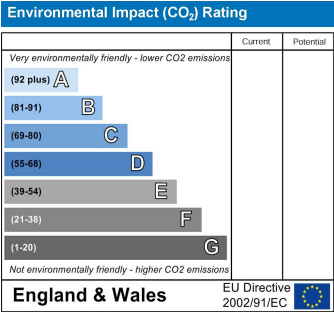
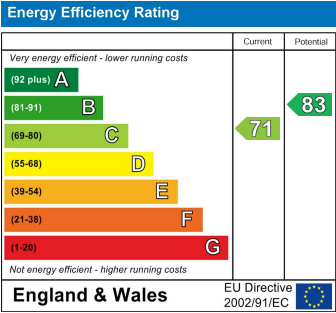
Outside:

Upon entering Foxhole, along the Carpalla end, as you pass the village green is the drive leading to the property. The tarmac drive flows down the left hand side huyl-bren and provides access to Pendragon. This area is capable of housing numerous vehicles off road. Boundaries are clearly defined with low level block walls to the left, rear and right elevations with a wooden gate providing access in the enclosed rear garden to the left hand side with an outdoor tap. To the right hand side is a manageable area of elevated lawn with a paved walkway flowing across the front of the property. To the front right hand corner, a gate opens to provide access to the enclosed rear garden and a paved pathway flows around both sides of the property. To the left hand side there is another gate providing access to the enclosed rear garden.

Well enclosed with wood fencing added to the top of the low level block wall providing tremendous privacy. There is an open wood storage area. In front of that is the property's oil tank. Opposite and located behind the property is the external Worcester green star heat slave to external 18/25 erp central heating boiler. There is also a useful wooden shed. The rear garden is laid to a mixture of paving and grass. Also to the far right hand corner is a spacious block built outbuilding offering tremendous storage options.



Council Tax - C





All measurements are approximate and for display purposes only

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