

MAY WHETTER & GROSE

SPRINGSIDE CARPALLA, FOXHOLE, PL26 7TY GUIDE PRICE £250,000



A WELL POSITIONED DETACHED, CHAIN FREE, TWO DOUBLE BEDROOM BUNGALOW WITH TWO RECEPTION ROOMS AND OFF ROAD PARKING. THE BUNGALOW OCCUPIES A GENEROUS PLOT WITH FRONT AND REAR GARDEN WITH FAR REACHING VIEWS TO THE FRONT OVER OPEN COUNTRYSIDE AND TO THE REAR OVER OPEN FIELDS. FURTHER BENEFITS INCLUDE LP GAS CENTRAL HEATING COURTESY OF A LARGE TANK LOCATED IN THE REAR GARDEN AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED BUNGALOW. EPC - F



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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:

Head out onto Penwinnick Road, the A390, past the council offices and turning right and at the traffic lights, carry straight up onto Edgcumbe Road, known locally as hospital hill. Follow the road and go through the village of Trewoon, past the junction to Burngullow and Coombe Road on your left. Continue out of the village and as the road bears around to the left there will be a turning on your right signposted to Foxhole, as you enter the village, the property is located on the right hand side of the road.

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 glass allows external access into entrance porch.

Entrance Porch:

19'4" x 3'8" (5.90m x 1.13m)



Upvc double glazed windows to the remainder of the front elevation providing tremendous natural light and taking in the most of this delightful outlook to the front of the property overlooking countryside in the distance. Carpeted flooring. Window through to bedroom one. Sliding door to lounge. Mains fuse box.

Lounge:

16'5" x 14'4" (5.01m x 4.39m)



(maximum measurement)

Upvc double glazed window to front elevation enjoying delightful far reaching views. Door to bedroom one. Door to kitchen. Carpeted flooring. Red brick fireplace housing a redundant fire with matching red brick hearth and wooden mantel above. Agents Note: we understand the fireplace has been capped but could easily be reinstated should the need arise. Textured ceiling. Carpeted flooring. Radiator. Telephone point. Television aerial point.



Bedroom One:

13'2" x 10'4" (4.02m x 3.17m)



Wood frame single glazed window to front elevation overlooking the front entrance porch. Carpeted flooring. Textured ceiling. Radiator.

Kitchen:

20'0" x 7'5" (6.12m x 2.28m)



A generous galley kitchen with Upvc double glazed window to rear elevation with upper obscure glass with inset stain glass detailing. Two further Upvc double glazed windows to rear elevation. Matching wall and base kitchen units. Stainless steel sink with matching draining board. Roll top work surfaces. Space for electric cooker. Space for washing machine. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling. Door to bathroom. Door to dining room.

Bathroom:

7'6" x 9'4" (2.29m x 2.87m)



Upvc double glazed window to rear elevation with patterned obscure glass. Three piece white bathroom suite comprising low level flush WC, ceramic pedestal hand wash basin and panel enclosed bath with wall mounted electric shower over. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling. Radiator. Loft access hatch. Twin louvre doors open to provide access to the boiler cupboard housing the Baxi LP Gas central heating boiler with further slatted shelving options inset below.

Dining Room:

7'6" x 9'4" (2.29m x 2.87m)



Upvc double glazed window to side elevation. Carpeted flooring. Textured ceiling. Space for dining table. Radiator.

Bedroom Two:

14'5" x 9'4" (4.40m x 2.85m)



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

Outbuilding:

11'3" x 6'11" (3.45m x 2.11m)



Two wood frame single glazed windows to left elevation. A fantastic storage area.

Outside:

To the front and accessed off the main road, to the right hand side of the plot is an off road parking bay capable of housing two/three cars. The front garden is laid to lawn with established evergreen planting and shrubbery providing a good degree of privacy. A hardstanding walkway flows down the right hand side providing access to the rear garden. The hardstanding area also flows across the front of the bungalow and in turn provides access to the rear garden by the left hand side courtesy of an iron gate.

Accessed at the top of the hardstanding area is the first of three outbuildings located behind the right hand corner of the property.



The hardstanding walkway flows across the rear of the property with a hardstanding walkway through the centre of the garden providing access to two further outbuildings. The spacious rear garden is laid to lawn with low level block wall to right, left and rear elevations, complete with evergreen planting and shrubbery. To the left hand side of the property is the Aveni gas propane tank that runs the central heating. At the top of the garden there are two further outbuildings, to the right hand side is a stone built shed.

Stone Built Shed:

11'10" x 7'5" (3.62m x 2.28m)

Wooden door providing access and wood frame single glazed window to front elevation.

Red Wood Shed:
11'10" x 7'5" (3.62m x 2.28m)

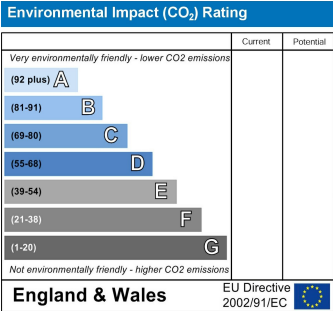
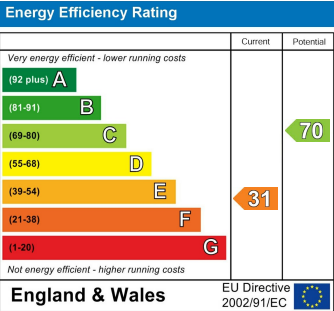


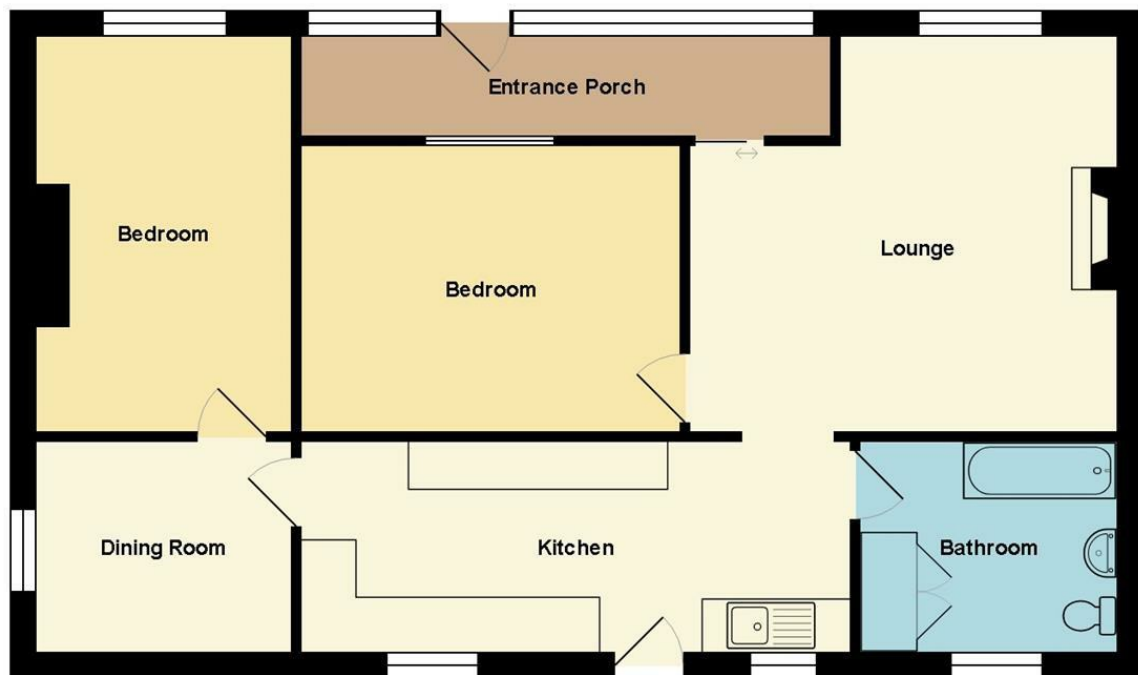
Door to side provides access. Wood frame single glazed window to front elevation providing natural light. Wooden flooring.

To the side of the red shed is an enclosed planting area with open field views to the rear of the property.

Agents Note:
All three sheds will need work to make them water tight.
Probate has been applied for but not been granted as yet.

Council Tax - B





All measurements are approximate and for display purposes only.

Ground Floor

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