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Foxhole, St Austell

Asking Price £160,000

- ***CHAIN FREE***
- In need of updating
- Garage and parking
- Rural outlook
- Awaiting EPC

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FOR SALE

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Foxhole, St Austell, Cornwall.
Price £160,000 Freehold

This CHAIN FREE, detached bungalow is located in a quiet, tucked away setting within the semi-rural village of Foxhole. With the current market short of properties and bungalows in particular, early viewing is strongly recommended.

THE PROPERTY ITSELF.....
Currently in need of updating this three bedroom detached bungalow is set to the head of a cul-de-sac and in an elevated position. The accommodation begins in the spacious hallway which has doors leading off to the three bedrooms, bathroom, kitchen, integral garage and living room. The living room offers dual aspect double glazed windows to the rear and side elevations which provide a pleasant outlook over neighbouring fields and far reaching views across the adjoining countryside.

To the outside of the property you have front and rear gardens that both currently need some cultivating. A driveway with parking for two cars and access to the garage via the electric garage door.

Although the property has a central heating system with radiators to most rooms, we are unaware of the working condition.

YOUR NEIGHBOURHOOD.....
As mentioned, the property is set in a delightful location at the head of this quiet cul-de-sac and surrounded by fields as well as enjoying rural views. You will also find yourself set away from the centre of the village yet within walking distance of the local shop, sub-post office, take-a-way, school and social club.

The village of Foxhole located some 5 miles from its closest town, St Austell. This provides a larger array of shops, schooling and social facilities but is also nicely located towards the popular holiday town of Newquay as well as having easy links into Cornwall's Capital City of Truro.

ACCOMMODATION (All dimensions are approximate)

ENTRANCE HALL
3.3m (10'10") x 1.52m (5') plus 4.72m (15'6") x 0.91m (3')

BATHROOM
3m x 1.75m (9'10" x 5'9")

BEDROOM THREE
3.05m x2.4m (10' x7'10")

LIVING ROOM
4.22m x 3.8m (13'10" x 12'6")

KITCHEN / DINER
3.45m x 3.3m (11'4" x 10'10")

BEDROOM TWO
3.35m x 3.3m (11' x 10'10")

BEDROOM ONE
3.45m x 3.35m (11'4" x 11')

GARAGE
5.05m x 2.41m (16'7" x 7'11")

GARDENS
Elevated lawned gardens to the rear, overlooking fields with far reaching rural views. Lawned front gardens and a green house to the side.

WHERE TO FIND YOUR NEW HOME.....
When entering the village of Foxhole you will find a local shop in the centre of the village. To the side of this you will find a road that leads you into Chegwyns Hill. Turn into this road and then right, into Chegwyns Hill. Take the next right into the cul-de-sac and the property can be found in front of you as indicated by a 'Round' Millerson For Sale Board.

SERVICES
Awaiting confirmation of services.

VIEWING
Strictly through the vendors agents, St Austell Office, 5/6 Market Street, St Austell, PL25 4BB.
Tel: **01726 72289.**
Web: **www.millerson.com**
and **www.rightmove.co.uk**
Email: **st.austell@millerson.com**

REF: SAL170143

Energy Efficiency Report AWAITED

The Property Ombudsman

To arrange a viewing please contact
Millerson
Tel: 01726 72289
Email: st.austell@millerson.com

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