

MODERN SEMI

£236,000



PELL VIEW FOXHOLE PL26 7UQ

IMPRESSIVE 3 BEDROOM SEMI

Step into luxury and sophistication with this superb modern home located in the village of Foxhole. Set on a private non-estate, this stunning property boasts three bedrooms, principal of which has an en suite, an enclosed garden perfect for outdoor entertaining, and an overall impressive design that exudes style and elegance.

With no onward chain, this is your opportunity to make this house your own. From the moment you step inside, you will be captivated by the wow factor that resonates throughout every inch of this impeccable home.

Don't miss out on the chance to call this breathtaking property yours - viewing is highly recommended.

*** NO ONWARD CHAIN – VIEWING HIGHLY RECOMMENDED ***

Key Features

Stylish & Elegant
Move In Ready Home

3 Bedrooms
Principal with En Suite

Lounge

Kitchen/Diner with
Built-in Appliances

Enclosed Garden

Parking

NO ONWARD CHAIN

About The Property and Location

Seldom does a property come to the market in as new condition without the new build price tag. Lived in for just a short term, this fabulous property is move-in ready and could include the furniture! A taste of luxury at an affordable price.

The village offers a range of amenities including convenience store, post office, health centre, fish and chip shop, school and recreation ground and is on a regular bus route. The market town of St Austell is approximately 5 miles east with a comprehensive range of amenities including mainline railway station, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Just a little further is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. Newquay on the north coast is approx. 12 miles and the Cathedral City of Truro 16 miles distant.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Composite entrance door with double glazed panels. Wood effect laminate flooring. Oak banister with stairs to the first floor and understairs storage. Two ceiling lights. A spacious hall with white panel doors to the lounge, kitchen diner and cloakroom.

Cloakroom

Low level WC. Vanity unit with wash-hand basin. Vinyl flooring. Ceiling light. Extractor fan.

Lounge

13' 1" x 12' 2" (4.0m x 3.7m)

Good natural light from the two uPVC double glazed windows to the front and side. Grey ash effect laminate flooring. Inset ceiling spotlights. Door to:

Kitchen/Diner

17' 5" x 9' 6" (5.3m x 2.9m)

This kitchen is definitely the heart of the home with a range of wall, base and drawer units in gloss dove grey. Complementary marble effect worktops incorporating a one and a half bowl white ceramic sink. uPVC double glazed window to the side. Built in appliances include oven with ceramic hob over and extractor, fridge and freezer, washing machine. Modern vinyl flooring which continues into the dining area, with uPVC double glazed French doors with built-in blinds, giving access to the garden. Inset ceiling spotlights.

First Floor

Good size landing with generous natural light from the uPVC double glazed window to the front elevation. White doors lead to 3 bedrooms, family bathroom and airing cupboard, which houses the hot water system.

Principal Bedroom

12' 10" x 10' 2" (3.9m x 3.1m)

uPVC double glazed window to the side elevation. Central heating radiator. Door to en suite.

En Suite

uPVC double glazed window to the rear elevation. Shower cubicle with curved glass sliding doors. Low level WC. Vanity unit with wash-hand basin. Heated towel rail. Vinyl flooring.

Bedroom 2

11' 10" x 9' 6" (3.6m x 2.9m)

uPVC double glazed window to the front. Central heating radiator. Loft access.

Bedroom 3

10' 2" x 8' 2" (3.1m x 2.5m)

uPVC double glazed window to the front. Central heating radiator.

Family Bathroom

9' 6" x 6' 7" (2.9m x 2.0m)

uPVC double glazed window to the rear elevation. Bath with mains shower over and glazed screen. Low level WC. Vanity unit with wash-hand basin. Heated towel rail. Vinyl flooring.

Exterior

A resin pathway gives access to the front door and continues to the side with a gate providing access to the rear garden. The rear garden is easily maintained with resin walkways and an area of astro turf. Garden shed and gated storage area. Fencing to the rear and both sides.

Parking

Allocated parking space.

Additional Information

EPC 'B'

Council Tax Band 'B'

Services – Mains Electric, Mains Drainage

Heating – Air Source Heat Pump with underfloor heating to the ground floor and radiators to the first floor

What 3 words - ///hence.towers.pampered

Property Age - tbc

Tenure – Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Entrance Hall



Lounge



Kitchen/Diner



Kitchen



Family Bathroom



Principle Bedroom

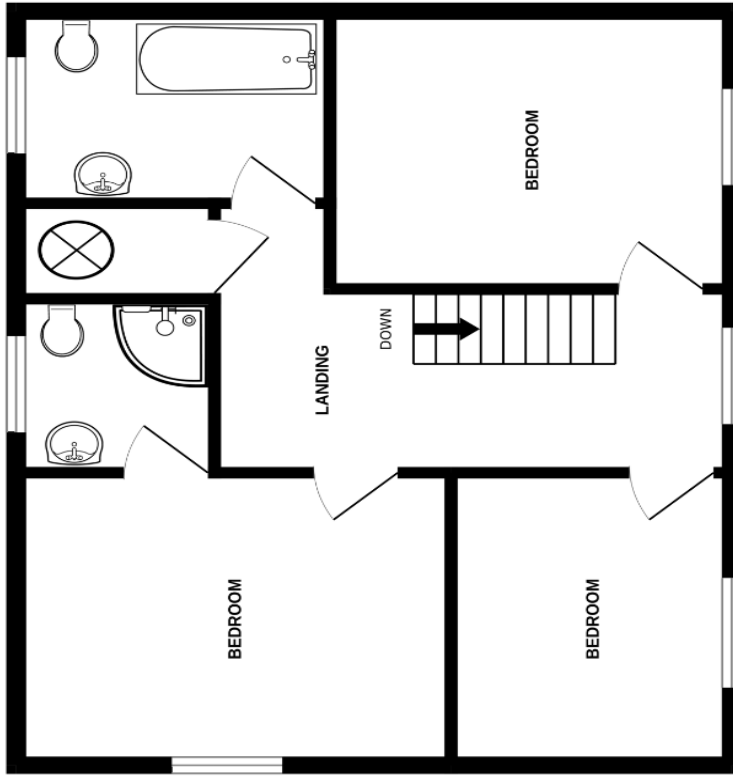


Principle En Suite

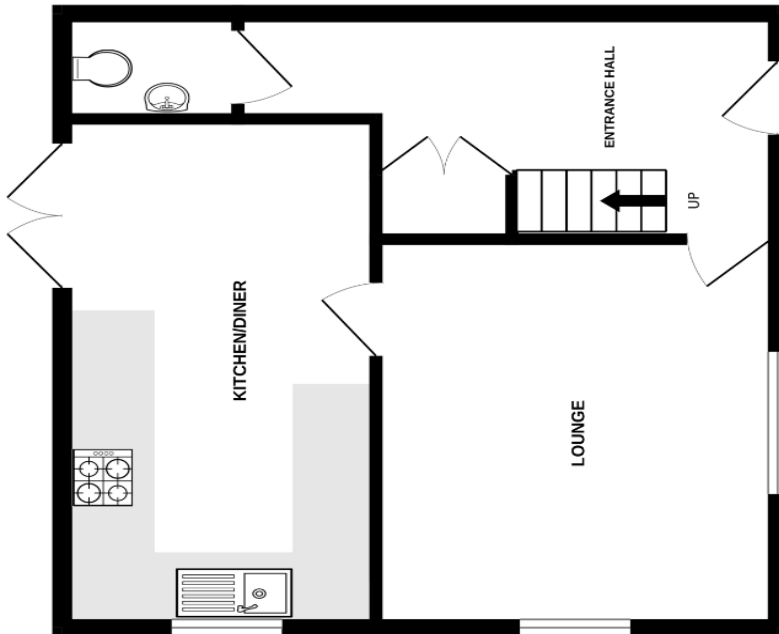


Garden

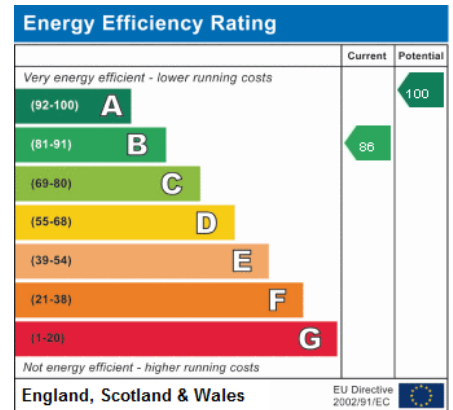
1ST FLOOR



GROUND 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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