

BUNGALOW

£180,000



FORTESCUE CLOSE FOXHOLE PL26 7XT

SUPERB TERRACED BUNGALOW

We are delighted to present this appealing bungalow in an elevated position with far reaching views situated in the village of Foxhole. With the benefit of a new kitchen with fully fitted appliances, a well appointed sun room and solar panels, early viewing is recommended.

In brief the property comprises:

Entrance Hall, Lounge/Diner, Kitchen, Inner Hall, Bathroom, Sun Room and 2 Bedrooms. The property is finished to an excellent standard with an enclosed garden and workshop. The property also benefits from 2 parking spaces and country views with a sea glimpse on a good day!

VIEWING HIGHLY RECOMMENDED

Key Features

Appealing Bungalow
with Unique Styling

2 Bedrooms

Newly Fitted Kitchen
with Integrated
Appliances

Sun Room

Move In Ready
Presentation

Garden with Workshop

Parking

About The Property and Location

Situated towards the end of a cul-de-sac, this appealing property is superbly presented and move in ready. The current owners have installed a quality kitchen made improvements to the bathroom, fitted internal oak doors and added a twist to the traditional Fortescue bungalow design! 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

uPVC double glazed front door with feature glazing. Outside light. Ceiling light. Coat hooks. Oak door to:

Lounge/Diner

16' 1" x 10' 2" (4.9m x 3.1m)

Superbly presented with an attractive uPVC double glazed bay window to the front providing far reaching views. Newly installed Elnur Gabarron radiators. Oak door to the inner hall.

Kitchen

9' 10" x 5' 7" (3.0m x 1.7m)

Newly fitted with a range of sleek wall and base units in dove grey with integrated appliances to include; double oven, ceramic hob and extractor over, fridge/freezer, washing machine and dishwasher. Grey worktops with a stainless-steel sink compliment the units as does the modern tiling and laminate flooring. Inset ceiling spotlights. uPVC double glazed window to the front elevation.

Inner Hall

Oak doors to bathroom, bedrooms, walk-in cupboard providing excellent storage. Airing cupboard housing the immersion tank and Solar iBoost.

Bedroom One

9' 10" x 9' 10" (3.0m x 3.0m)

uPVC double glazed window to the rear. Panel heater. Ceiling light.

Bathroom

White suite comprising low level dual flush WC. Vanity unit incorporating the wash-hand basin. Bath with new Triton shower over and folding shower screen. Heated towel rail. Full-tiled walls. Inset ceiling spotlights.

Bedroom Two

10' 6" x 5' 11" (3.2m x 1.8m)

Ideal as a home office, single bedroom or perhaps an ideal reading/craft room. The current owners have installed a good size hatch with sturdy pull-down wooden stairs giving easy access to the attic. Panel wall heater. uPVC double glazed door and side panel to the sun room.

Attic Storage Space

9' 10" x 9' 2" (3.0m x 2.8m)

Two velux rooflights with built-in blinds with views overlooking fields. Eaves storage which has been boarded. Access to solar panel system and battery.

Sun Room

13' 9" x 9' 10" (4.2m x 3.0m)

An impressive 'all year' room with dwarf walls and uPVC double glazed windows with openings. Ceiling blinds allowing the heat in during winter and out during the summer. Elnur Gabarron radiator. uPVC double glazed door to the garden.

Exterior

To the front of the property is an area of lawn with shrubs. To the rear the garden is enclosed with a central path, lawn, seating area, flower borders and composite decked seating area with open field views.

Workshop

16' 0" x 10' 0" (4.87m x 3.05m)

(vendors measurements)

Lighting and power with shelving and benches

Parking

Two parking spaces. With ample parking on the estate.

Additional Information

EPC 'D'

Council Tax Band 'A'

Services – Mains Water, Electricity and Drainage

Solar Panels - owned

Property Age – 1970s

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.



Lounge



Lounge



Kitchen



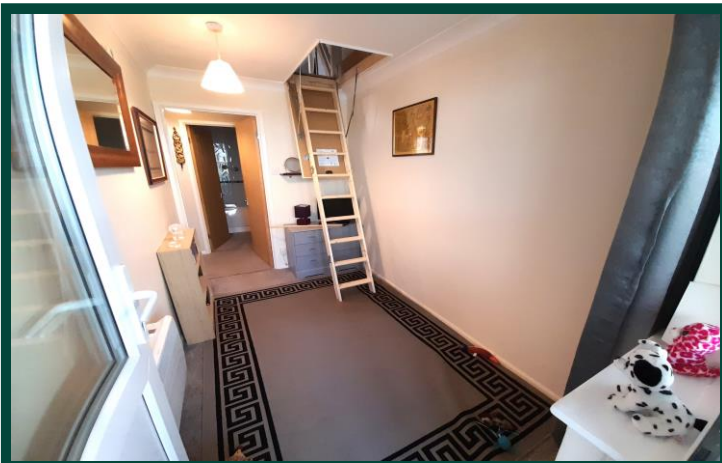
Sun Room



Bathroom



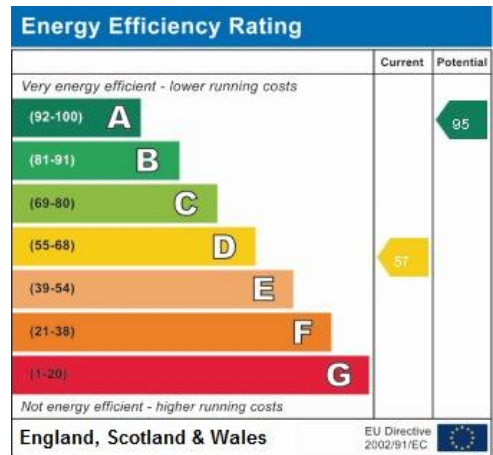
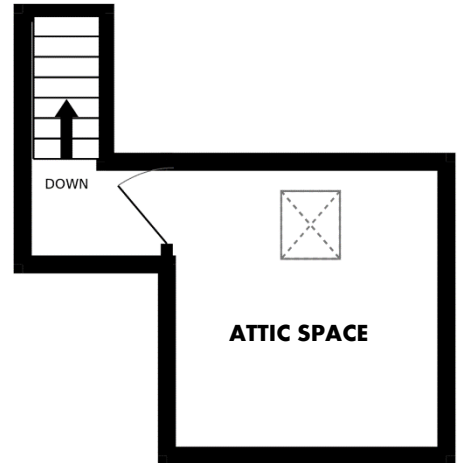
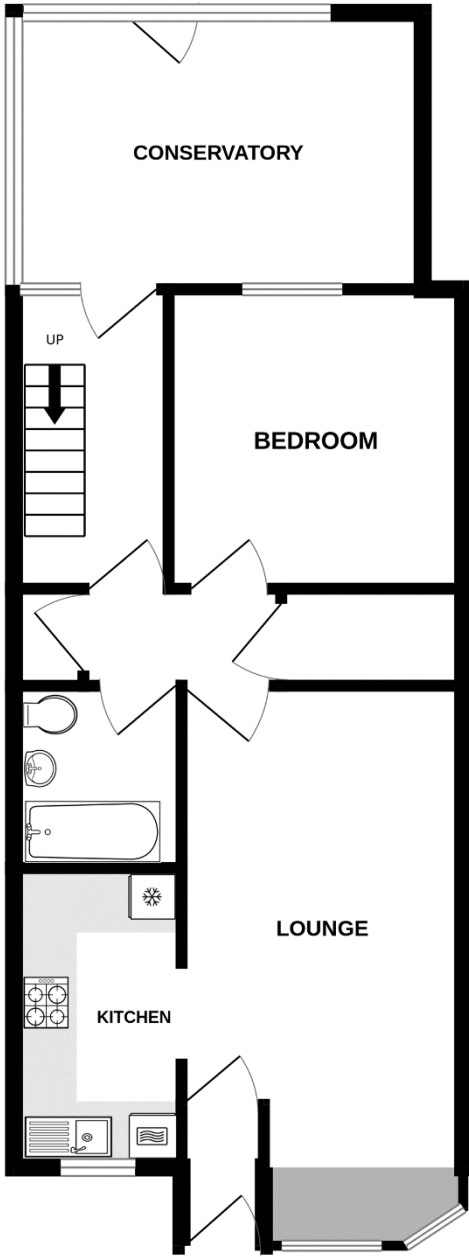
Bedroom One



Bedroom Two – Attic Access



Garden



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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