

## Fortescue Close, Foxhole, St. Austell, Cornwall, PL26 7XT



**£155,000**

- **Modern end of terrace 1 bedroom bungalow**
- **Available with vacant possession, no ongoing chain**
- **Newly presented in contemporary design and style**
- **Gloss white kitchen with oven, hob and hood**
- **Stylish bathroom with shower over bath**
- **Lounge , generous double bedroom**
- **Electric night storage heating, UPVC double glazing**
- **Front and rear gardens**
- **Parking hard standing immediately to rear**

A well presented modern end of terrace one bedroom bungalow occupying a popular cul-de-sac location within the rural village of Foxhole.

Newly redecorated and presented with a contemporary design and style the accommodation provides entrance porch, generous "L" shaped living room, newly fitted gloss white kitchen including oven, hob and hood, inner hall with stylish bathroom with shower over bath, generous double bedroom with outlook to rear. The accommodation is served by electric night storage heating complimented by UPVC framed double glazing. Outside front lawned garden and pathway approach, wide side pathway to rear with generous lawn and rockery gardens with space for shed and pathway leading down to the parking hard standing immediately adjoining the rear.

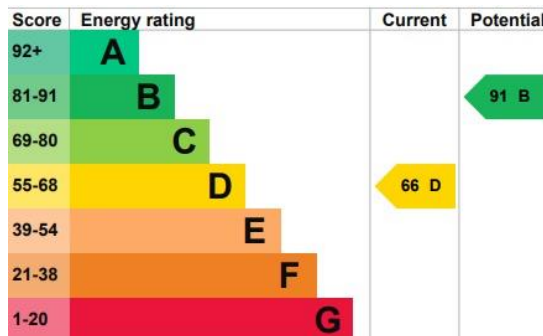
The rural village of Foxhole lies approximately 6 miles to the west of St Austell with village shop and amenities with a further range of amenities in the larger villages of St Stephen and St Dennis and within reasonable proximity of the main A30 giving excellent communications within the county and beyond.

Available with immediate vacant possession and no forwarding chain, this appealing bungalow is anticipated to suit a good number of buyers being considered most ideal for the young/retired couple or for single occupancy, early enquiries and viewing appointments are advised.

### Accommodation

<b>Front entrance</b>	Part glazed door to entrance hall, inner door to living room
<b>Living room</b>	12' 0" x 11' 0" (3.65m x 3.35m) plus recess Light and attractive dual aspect room with windows to front and side. Electric night storage heater. Open doorway to kitchen, door to inner hall.
<b>Kitchen</b>	8' 0" x 4' 0" (2.44m x 1.22m) plus 4 x 3'9" ??? "L" shaped kitchen. Recently refitted with gloss white units incorporating inset sink unit, oven, hob and hood. Space and plumbing for washing machine. Space for fridge/freezer. Window to side.
<b>Inner hall</b>	Night storage heater. Access hatch to roof space. Doors to bathroom and bedroom.
<b>Bathroom</b>	5' 0" x 5' 8" (1.52m x 1.73m) White suite comprising panelled bath with electric shower over, pedestal wash basin, close couple w.c. Panelling around bath. Extractor fan.
<b>Bedroom</b>	12' 0" x 8' 10" (3.65m x 2.69m) Window to rear enjoying rear garden outlook. Electric panel radiator. Recessed airing cupboard housing hot water cylinder with immersion.
<b>Outside</b>	Front lawn garden with path to front entrance continuing around side with wider gravelled pathway to rear. The rear garden provides area of patio and lawn with rockery feature. Area extending to side ideal for garden shed. Steps and pathway down to immediately adjoining rear hard standing parking.

**Agents note** The vendor of this property is a connected person to Burrows Estate Agents.



Council Tax Band A correct as at 29 February 2024.

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

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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