



Goonavean Park

Foxhole

St. Austell

PL26 7UH

£145,000

- PRIVATE GARDEN
- VERY WELL PRESENTED
- PETS PERMITTED SUBJECT TO PERMISSION
- ENSUITE BEDROOM
- OVER 50'S LIVING
- CLOSE TO VILLAGE CENTRE



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 755.00 sq ft



Property

This is an exceedingly well presented two bedroom home with accommodation briefly comprising, entrance hall, dining room, living room, kitchen, utility room, main bedroom ensuite with shower room and dressing room and further double bedroom and family bathroom with a lovely private garden, parking and rear store room. There is gas central heating and the living accommodation has so much natural light coming into this space.

Location

This is a very popular, small and intimate park, lying a short walk from Foxhole local convenience store. The village itself is proving to be very popular village to live in with local surgery, primary school, fish and chip shop. The village is conveniently located a short drive from the major town of St Austell, the city of Truro, both with excellent range of business, shops and schools and with main line railway way stations serving London and the West Midlands. The A30 is a few miles to the North with the M and S food hall and the many local seaside and coastal towns and beaches are all but a short drive away,

Hallway

Upvc front door leading into L- shaped hallway, access to loft, panelled radiator, dado rail, door to:

Dining Room

8'11" x 8'0" (2.74m x 2.44m)

Double glazed window to side elevation, panelled radiator, two wall lights, dado rail, archway leading into:

Living Room

19'3" x 10'7" (5.89m x 3.25m)

A lovely spacious and light living room with double glazed windows to front and side, two panelled radiators, wall light points, fire surround with inset electric fire, TV Ariel Point.

Kitchen

9'6" x 9'3" (2.92m x 2.82m)

Modern kitchen with extensive range of base units and worktops over, decorative tiling, matching range of wall units and built in double oven, integrated dishwasher, four ring gas hob, built in

brand new fridge and freezer, one and half bowl sink unit, double glazed window to side elevation, panelled radiator, inset spot lights, door to:

Utility room/rear hall.

6'3" x 4'11" (1.92m x 1.5m)

Range of base units, single drainer sink unit with mixer taps, plumbing for washing machine, built in cupboard housing Worcester boiler, door to side.

Main Bedroom

11'2" x 9'4" (3.42m x 2.86m)

Panelled radiator, double glazed window to side elevation, door into

Ensuite Shower room: with shower cubicle, wash basin with cupboard below, low level WC, radiator, window to side elevation.

Walk in Dressing room/wardrobe: range of shelving and hanging rails.

Bedroom Two

9'7" x 9'6" (2.93m x 2.90m)

Double glazed window to side elevation, panelled radiator, built in wardrobe.

Main Bathroom

6'4" x 5'6" (1.95m x 1.70m)

Panelled bath, low level WC, vanity unit with wash basin and cupboard below, double glazed window to side, wall mounted mirror and shaver socket and light.

Outside

To the front is a wide drive with parking for two cars, path leading to the rear garden and shed/workshop 3.5m x 2m with power and light. Main lawn with mature shrubs, private and sheltered patio area ideal for alfresco dining, or just sitting peacefully reading a book.

Services

Council tax band 'A' Electricity, drainage, water and Calor gas. Current ground rent: £215 pcm

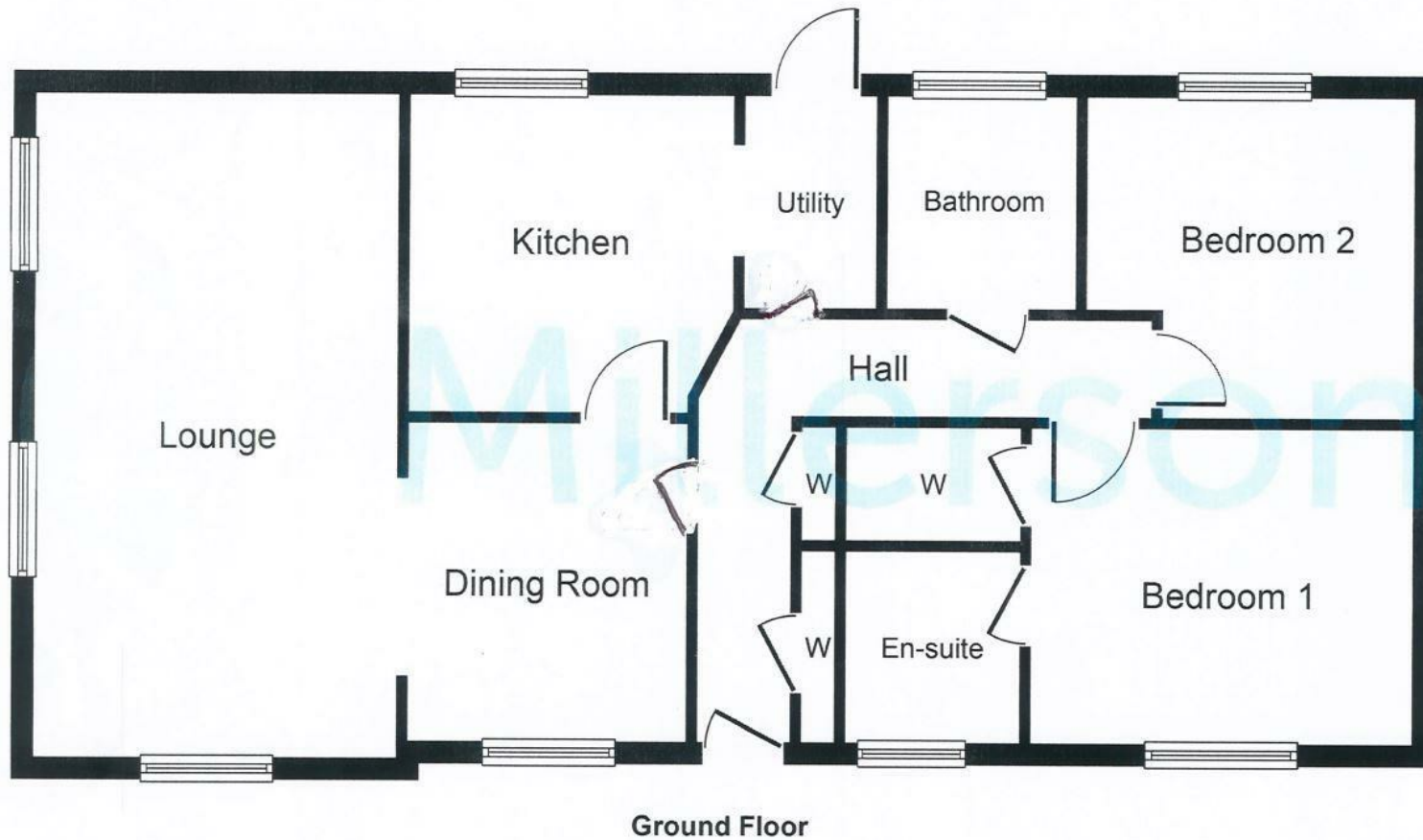


Lease commenced October 2021
Landlord David Lights developments ltd

Agents Note

Residents must be over the age of 55.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Directions To Property

Proceeding in to Foxhole, proceed up the hill and getting to the Convenience store on your right, turn left into Beacon Road, proceed along here for about quarter of a mile and then Goonavean Park will be found on the right. Enter the park and then follow the one way system almost all the way around and the property will be found on the

Contact Us

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Valuation Request

