

Gainsborough Park

Foxhole

St. Austell

PL26 7RG

Guide Price £70,000

- NO ONWARD CHAIN
- DESIRABLE LOCATION
- PARKING FOR MULTIPLE VEHICLES + GARAGE
- LEVEL WRAP AROUND PLOT
- OIL CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- EXPANSIVE RECEPTION ROOM
- COUNCIL TAX BAND A
- PETS ALLOWED
- CASH BUYERS ONLY



 **Millerson**
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this well positioned one-bedroom residential park home. Situated within the popular site of Gainsborough Park, on the outskirts of Foxhole. In brief, this park home boasts an expansive reception room, ideal for entertaining guests or simply relaxing with your loved ones. A well-equipped kitchen, the perfect space for culinary fanatics and a generous bedroom, offering ample space for rest and relaxation. Externally, this home is perched upon a spacious, wrap-around garden. Providing the opportunity for those with green fingers to indulge in their passion for gardening or simply enjoy the beauty of nurturing plants. There is off road parking for multiple vehicles as well as a garage. Viewings are highly recommended to appreciate all that there is to offer.

LOCATION

Foxhole itself offers a primary school, convenience store and fish and chip shop with a regular bus service to St Austell. St Austell provides a comprehensive range of amenities including sports facilities at the Polkyth Leisure Centre, cinema, bowling alley and a wide range of public houses, bistros and eateries. Further afield lie the picturesque coastal walks of the Roseland Peninsula, dog friendly beach at Par and historic port of Charlestown, the back drop to numerous period dramas. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project. Commuter access is perfect with St Austell railway main line providing a direct route into London Paddington and Penzance.

LOUNGE

15'7" x 12'2" (4.76m x 3.71m)
Smoke alarm. Three double glazed windows to the front and side aspect of the property. Thermostat. Two radiators. Telephone point. Television point. Multiple power sockets. Skirting. Carpeted flooring.

KITCHEN

14'11" x 6'11" (4.56m x 2.11m)
Smoke alarm. Extractor fan. Dual aspect double glazed windows. Splashback Tiling. A range of wall mounted and based fitted

storage cupboards. Wash basin with drainage board. Space for Gas oven, washing machine, fridge and freezer. Skirting. Carpeted flooring.

INNER HALL

Coving. Radiator. Consumer unit. Power sockets. Skirting. Carpeted flooring.

BATHROOM

7'9" x 6'2" (2.38m x 1.90m)
Frosted double glazed window to the side aspect. Splashback panelling. Triton electric shower over the bath. Vanity wash basin with storage cupboards underneath. W.C. Radiator. Skirting. Carpeted flooring.

BEDROOM

14'10" x 14'8" (4.53m x 4.49m)
Coving. Two Double glazed windows to the rear aspect of the property. Radiator. Multiple power sockets. Carpeted flooring.

GARAGE

18'2" x 8'6" (5.55m x 2.61m)
With power connected.

SERVICES

This property is connected to mains water, electricity and drainage. The heating is distributed via oil fired radiators and falls within Council Tax Band A. LPG Gas bottles are also present & used to heat the oven.

OUTSIDE

Benefiting from an expansive wrap-around garden. Providing the opportunity for those with green fingers to indulge in their passion for gardening or simply enjoy the beauty of nurturing plants.

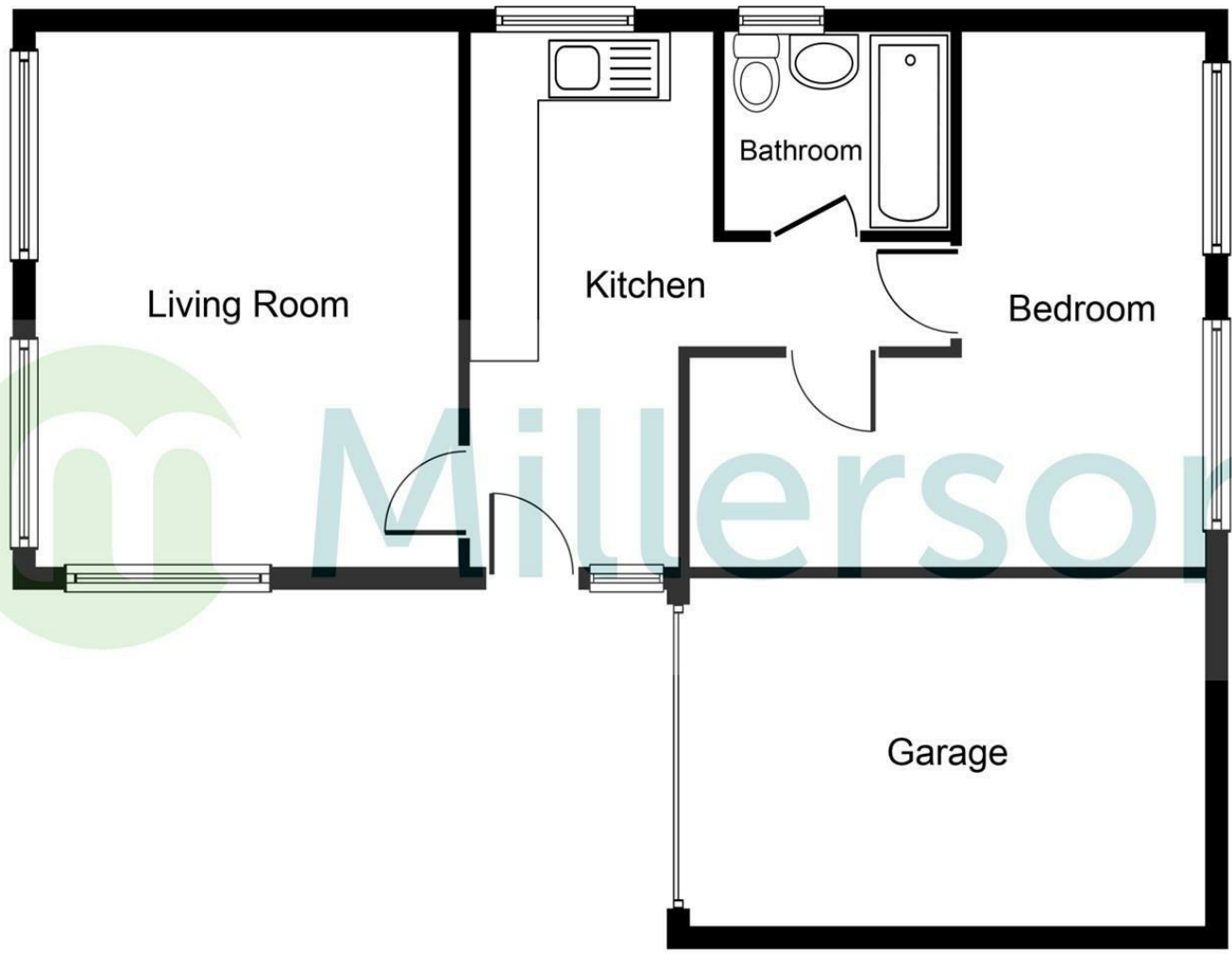
PARKING

There is off road parking available for multiple vehicles.

TENURE

There is a pitch fee, which is £203.21pcm (£2438.52pa).





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
Copyright V360 Ltd 2020 | www.houseviz.com

Directions To Property

When heading out of St Austell along the A3058, take the righthand turning onto the B3279 through Carpella and into Foxhole. Take the righthand turning onto Chegwyns Hill, continue up the hill taking the left hand turning onto Gainsborough Park. Follow the road around onto Kenilworth Way, where the property will be located on your left hand side with a member of the team waiting outside to greet you.

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB
E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

Scan QR For Material Information



Scan me!

