



Meadow Rise

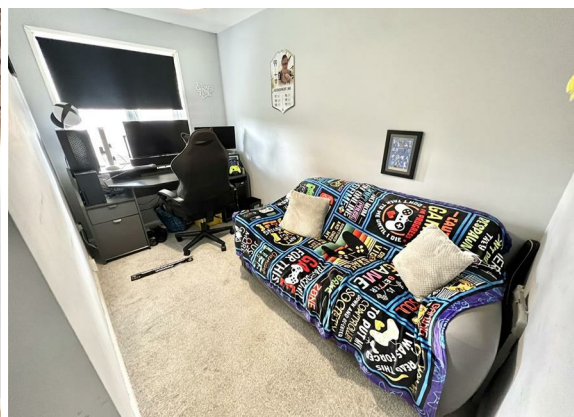
Foxhole

St. Austell

PL26 7XE

Asking Price £170,000

- NO ONWARD CHAIN
- TWO OFF STREET PARKING SPACES
- WITHIN WALKING DISTANCE OF SCHOOLS AND SHOPS
- THREE GOOD SIZED BEDROOMS
- COUNCIL TAX BAND B
- IDEAL FIRST TIME BUYERS PURCHASE
- POTENTIAL LANDLORD YIELD OF 5.3%
- LAID TO LAWN REAR GARDEN
- SITUATED WITHIN A QUIET RESIDENTIAL CUL DE SAC





Tenure - Freehold

Council Tax Band - B

Floor Area - 753.47 sq ft



### Property Description

Millerson Estate Agents are delighted to bring this three bedroom, mid terrace property situated in Foxhole to the market. Being sold with no onward chain and vacant possession means this home would be ideal for first time buyers or as a potential rental investment with an expected return yield of 5.3%. The property is situated within a quiet cul de sac and is within walking distance of the local shop and school. The property briefly comprises of an entrance porch which is sizeable enough for the storing of coats and shoes. In turn the accommodation leads through to the kitchen/diner which has ample space for white goods and storage. From here you go into the lounge which offers a rear door leading straight into the garden. From the lounge stairs lead to the first floor where there are three good sized bedrooms and family bathroom. Externally there is off street parking for two vehicles to the front and an enclosed garden to the rear - perfect place to catch the summer sun. The property is connected to all mains services and falls within Council Tax Band B. 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.

### The Accommodation Comprises

(All dimensions are approximate)

### Ground Floor

Partially glazed UPVC front door leading into:

### Entrance Hallway

4'9" x 3'9" (1.47m x 1.15m)

Storage coat cupboard housing consumer unit and built in shelving. Tiled flooring. Power socket. Door leading through to the:

### Kitchen/Diner

15'6" x 10'5" (4.74m x 3.18m)

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Range of wall and base fitted units with roll edge worksurfaces and tiled surround. Stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, tumble dryer, fridge, freezer and freestanding oven. Integrated extractor hood above. Ample power sockets. Vinyl flooring. Skirting.

### Lounge

15'6" x 12'8" (4.74m x 3.87m)

Maximum measurements taken. Double glazed window to the rear aspect. Ample power sockets. Night storage radiator. Broadband/Phone/TV connection points. Luxury Vinyl tiled flooring. Skirting. Partially glazed UPVC door leading to the rear garden.

Stairs leading to:

### First Floor

Landing - Carpeted flooring. Skirting. Airing Cupboard housing hot water tank and built in timber shelving. Loft access hatch.

Doors leading to:

### Bedroom One

11'8" x 8'4" (3.57m x 2.56m)

Double glazed window to the front aspect. Ample power sockets. Carpeted flooring. Skirting.

### Bedroom Two

11'5" x 6'5" (3.48m x 1.96m)

Double glazed window to the rear aspect. Ample power sockets. Carpeted flooring. Skirting.

### Bedroom Three

8'8" x 8'2" (2.65m x 2.49m)

L-Shaped. Maximum measurements taken. Double glazed window to the rear aspect. Ample power sockets. Carpeted flooring. Skirting.

### Bathroom

6'8" x 6'7" (2.05m x 2.03m)

Double glazed frosted window to the front aspect. Coving. Partially tiled. Bath with shower over. Wash basin with wall mounted vanity



cupboard above. W/C with push flush. Heated towel radiator. Vinyl flooring. Skirting.

### Externally

To the Front - There is brick paved, off street parking for two vehicles. Water access is also available via a wall mounted tap.

To the Rear - Enclosed rear garden combining of a patio slabbed seating area and laid to lawn with timber wooden storage shed.

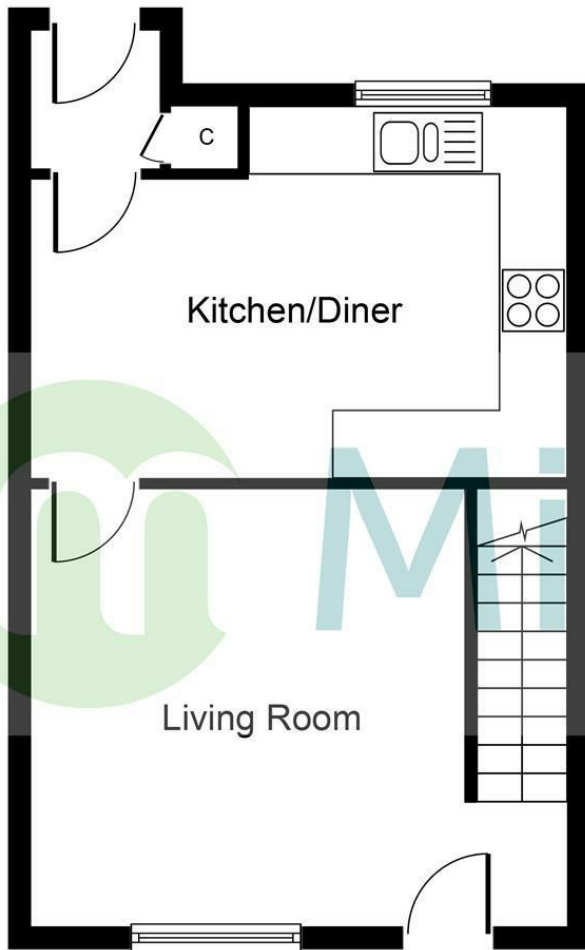
### Services

The property is connected to mains water, electricity and drainage. The property falls within Council Tax Band B.

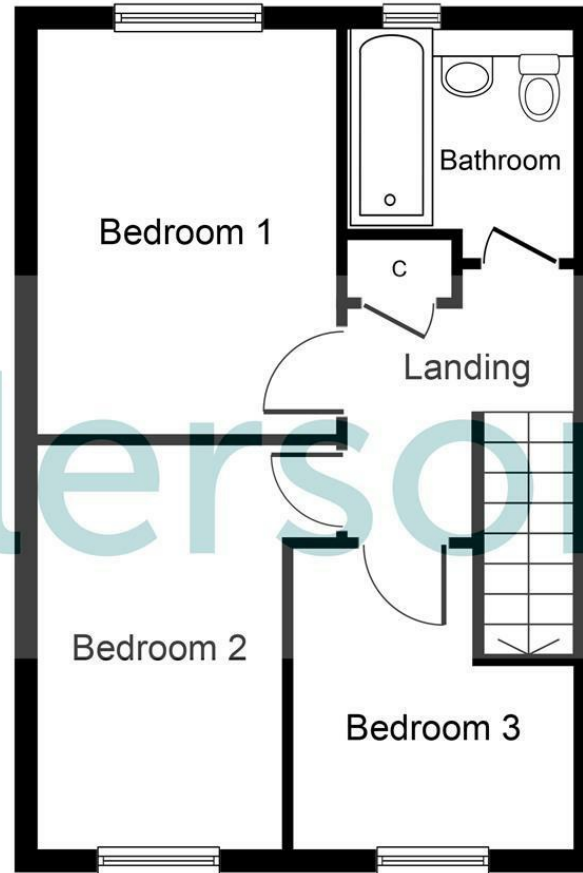
### Directions

From St Austell take the A390 towards Truro and passing the Pondhu Children's Centre take a right hand turn onto the A3058 signposted for St Stephen. Continue through the traffic lights and along this road without deviation passing through the villages of Trewoon, Lanjeth and High Street before taking a right hand turn onto the B3279 signposted for Foxhole. Continue through the village, passing the Premier shop on your right and through the traffic calming where you then need to take the right hand turn into Meadow Rise where the property will be located on your right hand side and clearly visible with a round 'For Sale' Millerson board.





Ground Floor



First Floor

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

