



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Fortescue Close, Foxhole

****No Onward Chain****

A two-bedroom terraced bungalow situated in a Cul-De-Sac position within the village of Foxhole. Benefitting from an enclosed rear garden and driveway parking.

*Spacious lounge diner *Modern fitted kitchen
*Bathroom * Two bedrooms * Driveway parking
*Double glazing *Proven residential letting history

Price: £150,000



The village of Foxhole is situated between St Austell and Newquay with convenient access to the A30. The village has a primary school and range of amenities including a shop and post office. The town of St Austell is just 3.1 miles away providing a wider range of amenities. St Austell also contains a college, secondary school, and railway line.

Steps lead up to the front door with obscured glass inserts to hallway, which houses the consumer unit, with a door into the lounge diner.

The lounge diner **16ft max x 10ft 1 max** is generous in size, with a window to the front elevation and a wall mounted night storage heater. A doorway leads to the kitchen and another to the internal hallway.



The kitchen **9ft8 x 5ft6** comprises matching floor based and wall mounted units with tiled splashbacks and work surfaces over, a sink and drainer with mixer tap, integrated oven and grill, and a four-ring hob. There is ample undercounter space for utility appliances, and space for a fridge/freezer.



The internal hall provides access to the loft, a wall mounted night storage heater, and doors to both bedrooms, bathroom, and a storage cupboard housing the immersion tank.

The master bedroom **13ft6 x 9ft9 max** faces the rear elevation overlooking the garden, with a wall mounted electric panel heater.

The second bedroom **9ft10 x 5ft10** contains French doors opening to the rear garden, and an electric panel heater.



The bathroom **5ft 11 x 5ft5** comprises a panel bath with shower over, pedestal wash hand basin, w/c, and tiled splashbacks with wood effect flooring.



Outside

The rear garden is entirely enclosed, terraced and low maintenance, with patio areas.



Epc Band: D Council Tax Band: A