



MAY WHETTER & GROSE

**12 MEADOW RISE, FOXHOLE, PL26 7XE**  
**GUIDE PRICE £210,000**



TUCKED AWAY IN A QUIET CUL-D-SAC POSITION, ON A GENEROUS CORNER PLOT, ON THE FRINGES OF THE EVER POPULAR VILLAGE OF FOXHOLE AND A SHORT DISTANCE FROM NANPEAN. OFFERED WITH NO ONWARD CHAIN AND ENJOYING A SUNNY ASPECT ENCLOSED REAR GARDEN. BENEFITING FROM A COMMUNAL OPEN GREEN AREA TO THE SIDE AND AMPLE PARKING TO THE FRONT PLUS GARAGE IS THIS END OF TERRACE FAMILY HOME OFFERING KITCHEN/DINER, LOUNGE, THREE BEDROOMS AND FAMILY BATHROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION AND OVERALL SIZE. EPC - E



Foxhole is a village situated between St Austell and Newquay with a primary school and a range of village amenities including shops and sub post office. St Austell town centre is situated approximately 5 miles away and offers a wider range of shopping, beaches. The Eden Project, educational and recreational facilities. There is a mainline railway station and leisure centre, together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The cathedral city of Truro is approximately 20 miles from the property.

#### **Directions:**

From St Austell head out and through the village of Trewoon, High Street and Lanjeth. As the road bears around to the left, turn right where it will be sign posted for Foxhole and Nanpean. Head through the village heading down towards Nanpean, taking the last right hand turn opposite Goverseth Terrace into Meadow Rise. Follow the road up and approximately 50 yards look to the right and the property is tucked away in the corner. A board will be erected for convenience.

#### **Accommodation:**

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the front cul-d-sac parking there is a part covered canopy porch accessed via a obscure double glazed panel door. Internal storage cupboard. Glazed panel door into kitchen/diner.

#### **Kitchen/Diner:**

14'4" x 10'2" (4.37m x 3.12m)



Double glazed window to the front. Under unit and free standing space for white good appliances. Strip wood effect laminated flooring. The kitchen comprises a range of wall and base units complemented with laminated roll top worksurfaces. Stainless steel sink with drainer and mixer tap. Tiled splashback. Six panel door into lounge.

#### **Lounge:**

12'8" x 15'8" (3.87m x 4.79m)



(maximum measurement to under stairs)  
Located to the rear and enjoying an outlook over the rear garden from a large double glazed window with further glazed panel door into porch. Carpeted flooring. Electric heater. Staircase to first floor.

#### **Porch:**

Double glazed windows to two sides plus door leading out onto the rear garden. Courtesy light. Finished with a hard wearing carpeted flooring. Obscure part glazed panel door and single glazed window opens into the garage.

#### **Garage:**

8'0" x 21'1" (2.46m x 6.44m)



Window to side and door to front. A fantastic addition to this property with high ceiling and raised storage level.

#### **First Floor Landing:**

Staircase to first floor landing. Access to loft. Six panelled doors into bathroom, bedrooms and one into airing cupboard housing the water cylinder. Electric Heating Unit



**Bathroom:**

6'8" x 5'8" (2.05m x 1.74m)



Frosted double glazed window to front with roller blind. Comprising white suite of low level WC, hand basin and panelled bath with shower over. White gloss tiled wall surround with decorative boarder.

**Bedroom:**

6'5" x 11'5" (1.96m x 3.49m)



Enjoying an outlook over the garden and far reaching countryside glimpses from a double glazed window. Electric Heating Unit.

**Bedroom:**

11'9" x 8'5" (3.59m x 2.57m)



Double glazed window to front overlooking the cul-de-sac. Electric Heating Unit.



**Bedroom:**

8'2" x 8'9" (2.49m x 2.68m)



Enjoying an outlook over the garden and far reaching

countryside glimpses from a double glazed window. Thoughtfully designed and laid out to maximise the space there is a built in captains bed with louvre wood doors into storage beneath. Electric Heating Unit

**Outside:**



To the front there is off road parking for approximately two vehicles plus an additional allocated parking space opposite and also accessed through to the garage. To the far side there is a communal green area.



Accessed from the porch and enclosed by strip wood fence panelling and part wall surround. An area of expanse of open lawn with raised planted boarder surround plus additional patio area. Offering a great deal of privacy and sunshine throughout the day and into the evening. Timber gate allowing access to the side of the garage and out onto the communal green area.

**Agents Note:**

It was the vendors previous home and has been a successful rental home.

**Council Tax: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







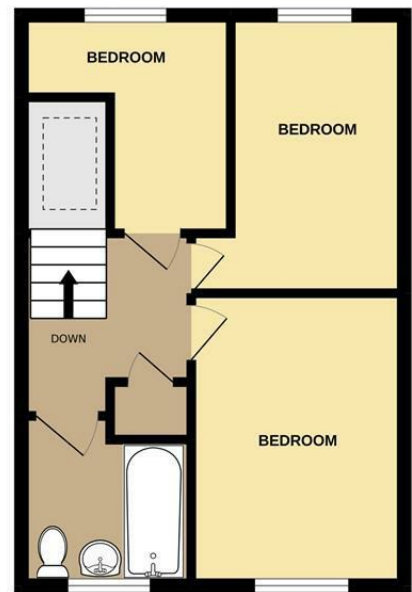




GROUND FLOOR



1ST 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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