



MAY WHETTER & GROSE

84 FORTESCUE CLOSE, FOXHOLE, PL26 7XT
GUIDE PRICE £175,000



ENJOYING FAR REACHING COASTLINE AND PANORAMIC VIEWS OUT OVER THE COUNTY, FROM IT'S FABULOUS SUNNY ELEVATED POSITION AT THE END OF A QUIET CUL DE SAC, WITHIN THE POPULAR VILLAGE OF FOXHOLE. TWO/THREE BEDROOM PROPERTY, WHICH THOUGH REQUIRES UPDATING , OFFERS GREAT SCOPE AND POTENTIAL, WITH A GENEROUS SIZED REAR GARDEN. SEE AGENTS NOTES. EPC - D



Location:

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 towards St Stephen, through the village of Trewoon, along through High Street and take the right hand turning signposted Foxhole and Nanpean. Continue along this road and up through the village. Approximately three quarters of the way through, pass the primary school on the left hand side of the road and take the right turning into Fortescue Close. Take the next right and follow the road all the way up to the top and the property will be in the top right hand corner. A board will be erected for convenience.

The Accommodation:

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



There is pathway with lawned front garden which leads to the side entrance. To the front there is also an outside tap. Step up to covered front entrance with outside courtesy lighting and part obscured double glazed door into entrance hall. Electric heater. Doors to all rooms. Access through to loft. Additional door into airing cupboard housing the water cylinder. Door through in to:

Bedroom:

11'1" x 8'9" (3.40 x 2.67)



Two double glazed windows, one to the rear and one to the side, both enjoying the fabulous views. Electric heater. This room has been opened incorporating an additional window, with further door back in to the hallway. This could be put back to create two single bedrooms if needed.

Obscured glazed door in to:

Bedroom:

11'1" x 11'1" at max (3.40m x 3.40m at max)



Electric heater. Double doors that lead out on to the rear garden, also enjoying the wonderful views.



range of wall and base units with roll top laminated work surface, incorporating stainless steel sink and drainer. Four ring electric hob and integrated oven. Free standing and under unit space for further white good appliances.

Shower Room:
8'7" x 5'4" (2.62 x 1.63)



Comprising low level WC, hand basin and shower cubicle. Part tiled wall surround. Obscured double glazed window to the side. Extractor.

Outside:



There is an open lawn area along the front. The rear garden is accessed from the bedroom. From the double doors there is a hardstanding base that has been constructed at some point. Further steps to paved patio area. Pathway leads to a lower area where there is also a part built outbuilding. The garden enjoys a great deal of sun throughout the day and in to the evening and has wonderful views.

Lounge:
5.40 x 3.30 Into Bay



Located to the front with large double glazed bay style window, also with views down over the cul de sac. Electric heater.

Kitchen:
8'7" x 7'4" (2.63 x 2.25)



Also located at the front with double glazed window. A

Agents Notes:



The base to the rear has been constructed and could be extended with the relevant consents. There is also a part built outbuilding to the bottom tier of the garden which also needs finished.
Water and electrics are currently switched off.

Broadband and Mobile Coverage



Services:



None of the services, systems or appliances at the property have been tested by the Agents.

Viewings:

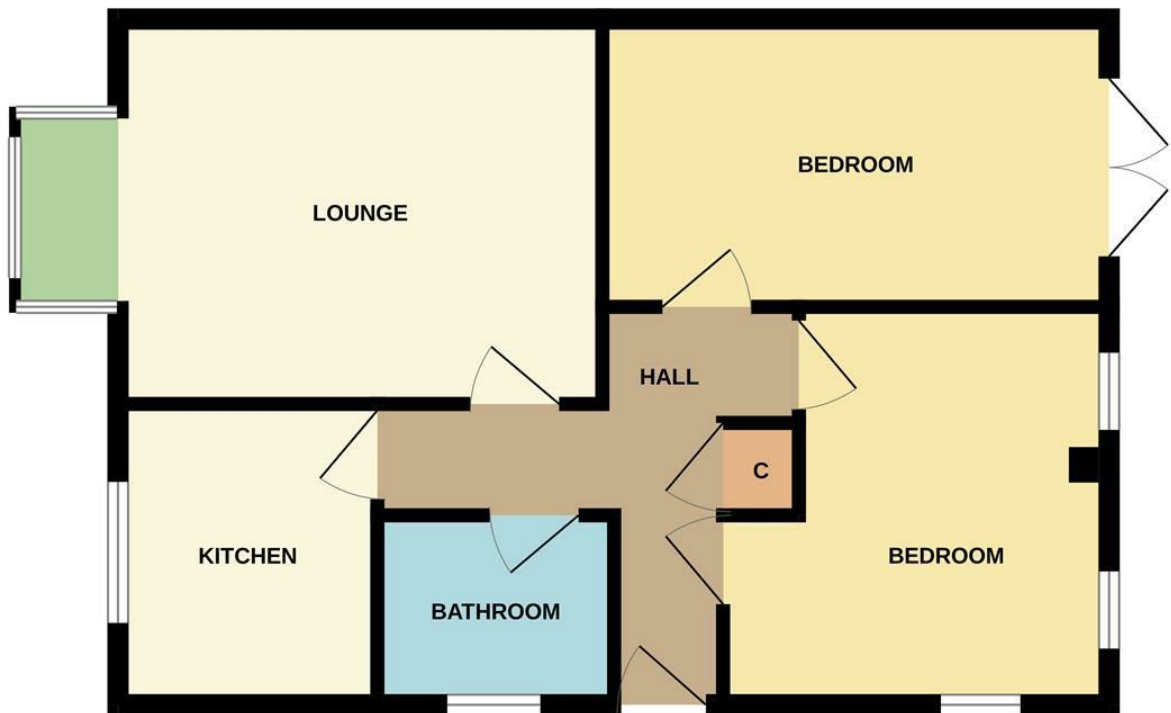
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

COUNCIL TAX: B

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND 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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