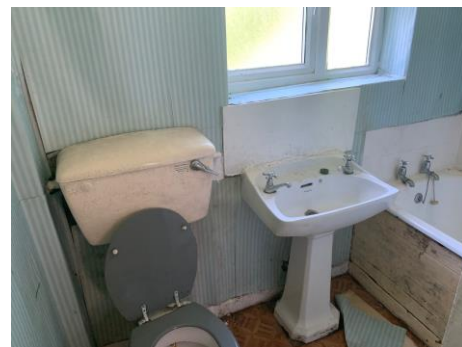


# Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

## Carpalla, Foxhole, St. Austell, Cornwall, PL26 7TY



**Guide £140,000**

- Available with vacant possession, no ongoing chain
- Property in need of considerable refurbishment
- Cash buyers only
- Stone fronted, end of terrace, 3 bedroom house
- Situated within popular rural village of Foxhole
- Large gardens to rear
- Entrance hall, lounge, dining room, kitchen, 3 bedrooms, bathroom
- Driveway/hardstanding parking
- Garage

This is a 3 bedroom, stone fronted, end of terrace house in need of complete refurbishment and updating throughout and therefore is considered for cash buyers only due to the work required. A particular benefit to this property is it's large gardens and vacant possession.

In brief the accommodation comprises of entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom.

Outside, there is a driveway/hardstanding parking with garage. As mentioned to the rear there are 2 areas of garden both being of a generous proportion and a key feature to this property.

Situated within the rural village of Foxhole the property is within walking distance to a good range of amenities including local schooling, convenience store/Post Office, fish and chip shop and doctor's surgery. St Austell's main town centre is approximately 5 miles away where it can benefit from a whole further range of amenities.

## Accommodation

|                    |   |
|--------------------|---|
| Front Entrance     | Patterned glazed door to entrance hall.   |
| Entrance Hall      | Good immediate reception area with staircase to first floor and door to lounge, door to dining room which in turn leads through into kitchen.   |
| Lounge             | 12' 3" x 9' 9" (3.73m x 2.97m) Including chimney breast. Window to front.   |
| Dining Room        | 13' 0" x 10' 0" (3.96m x 3.05m) Including chimney breast. Window to rear and door to kitchen.   |
| Kitchen            | 14' 3" x 7' 6" (4.34m x 2.28m) Wall mounted boiler. Window to side and patterned glazed door to side.   |
| <b>First Floor</b> |   |
| Landing            | Split level landing with doors to all 3 bedrooms and bathroom.  |
| Bedroom 1          | 16' 0" x 10' 10" (4.87m x 3.30m) Spacious master bedroom with dual windows to front.  |
| Bedroom 2          | 10' 5" x 9' 3" (3.17m x 2.82m) Window to rear.  |
| Bedroom 3          | 7' 8" x 7' 1" (2.34m x 2.16m) Window to rear.   |
| Bathroom           | 7' 3" x 5' 4" (2.21m x 1.62m) Suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Patterned glazed window to side.   |
| Outside            | To the front there is a driveway/hardstanding parking, this leads to the garage and also to the front entrance. To the rear there are 2 areas of garden both currently being overgrown but of a generous proportion and once cleared would provide a delightful large garden to this property and be a key feature. |

EPC pending

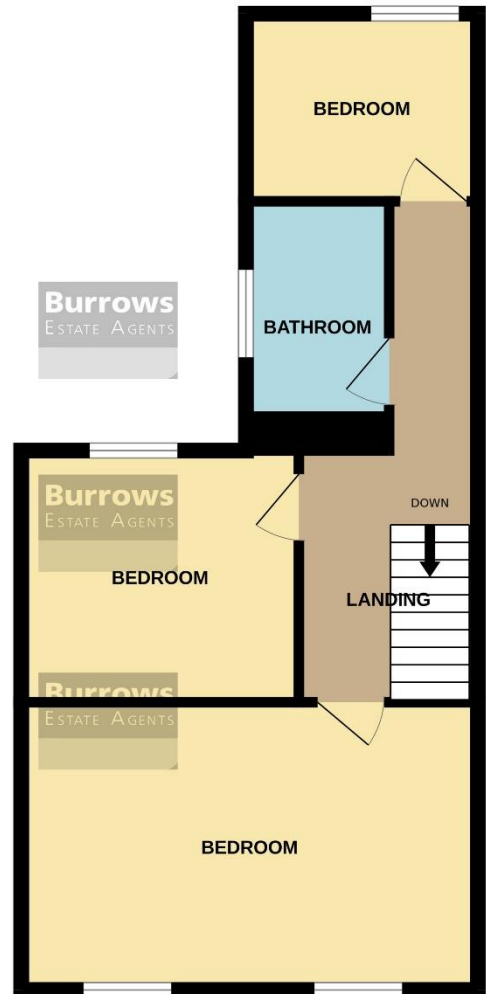
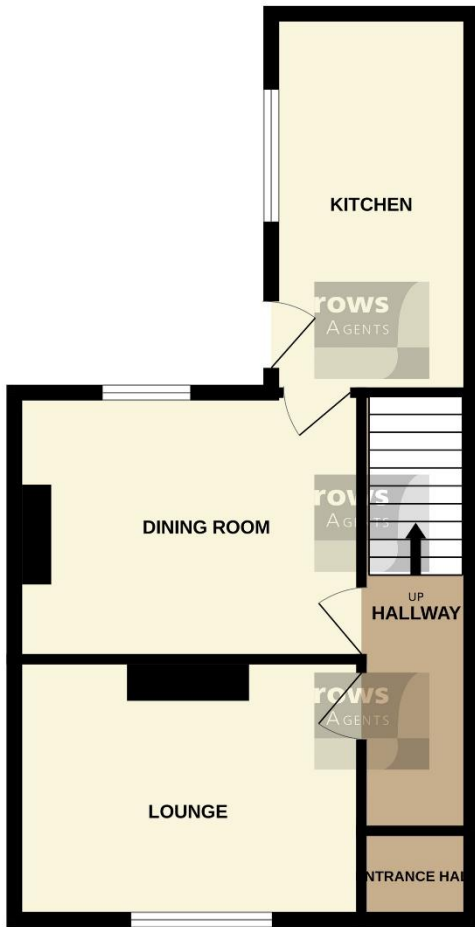
Council Tax Band B correct as at July 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

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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