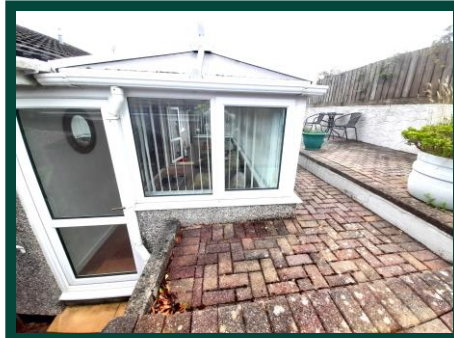


**DETACHED  
BUNGALOW**

**£195,000**



## **FORTESCUE CLOSE FOXHOLE PL26 7XT**

### **Detached 2 Bedroom Bungalow**

Welcome to this charming detached bungalow in the village of Foxhole! This cozy home offers 2 bedrooms, a lounge, and a sun room. Step outside to your elevated garden where you can take in the breathtaking far-reaching views - on a clear day, you may even spot St Agnes Beacon in the distance. The porch and car port add convenience to this already lovely bungalow.

Don't miss out on the opportunity to make this peaceful retreat your new home!

**COMPETITIVELY PRICED FOR A QUICK SALE  
VIEWING IS RECOMMENDED**

### **Key Features**

Detached Bungalow

2 Bedrooms

Lounge PLUS  
Sun Room

Car Port

Far Reaching Views

Front and Rear  
Garden

## About The Location

The village of Foxhole offers a range of local amenities including convenience store, post office, health centre, fish and chip shop, school and recreation ground and is on a regular bus route. The market town of St Austell is located approximately 5 miles east with a comprehensive range of amenities including mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Just a little further is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. The north coast town of Newquay is approx. 12 miles and the Cathedral City of Truro 16 miles distant.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch/Utility

**6' 3" x 5' 7" (1.9m x 1.7m)**

uPVC double glazed door and uPVC double glazed windows. Space and plumbing for a washing machine. Space for tumble dryer.

### Hallway

Doors to lounge, kitchen, shower room and bedrooms. Access to a well-insulated, fully boarded loft.

### Lounge

**15' 1" x 10' 10" (4.6m x 3.3m)**

Part glazed door from the hall. uPVC double glazed sliding patio doors to the day room. Night storage heater (Economy 7).

### Sun Room

**13' 1" x 7' 7" (4.0m x 2.3m)**

uPVC double glazed windows. Night storage heater (Economy 7). uPVC double glazed doors to either side, giving access to the car port and garden.

### Kitchen

**9' 2" x 7' 7" (2.8m x 2.3m)**

Range of shaker style oak effect wall and base units with drawers, with marble effect worktops over incorporating a white sink. uPVC double glazed window to the front with far reaching views. Built-in eye level oven with space above for a microwave. Built-in Zanussi ceramic hob with extractor over. Space and plumbing for a dishwasher. Fully-tiled walls.

### Shower Room

**7' 3" x 5' 7" (2.2m x 1.7m)**

uPVC double glazed window to the front elevation. Double shower cubicle. Low level WC with pedestal wash-hand basin. Heated towel rail. Fully-tiled walls.

### Bedroom 1

**14' 9" x 8' 6" (4.5m x 2.6m)**

uPVC double glazed window to the rear elevation. Night storage heater (Economy 7).

### Bedroom 2

**11' 2" x 11' 2" (3.4m x 3.4m)max**

uPVC double glazed windows to the front and side elevations. Two ceiling lights. Night storage heater (Economy 7).

*(Currently used by the vendor as a further reception room).*

### Exterior

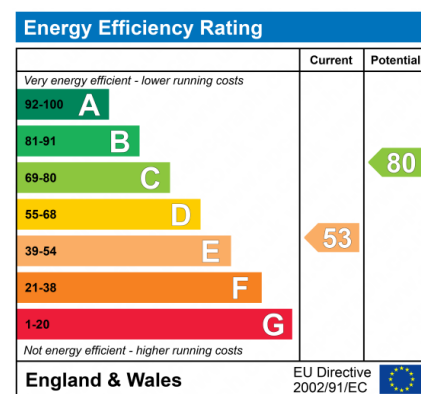
To the front of the property is a small area of grass with a paved walkway giving access to the entrance porch. To the rear is a paved walkway with steps up to an elevated paved seating and drying areas with fields to the rear.

### Parking

To the side of the property is a car port with additional parking available to the front.

## Additional Information

### EPC 'E'



### Council Tax Band 'B'

**Services** – Electric (Economy 7), Mains Drainage

**Construction** – Traditional construction with cavity insulation as built

**What 3 words** - ///dairy.noun.token

**Property Age** - 1985

**Tenure** – Freehold

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



**Kitchen**



**Lounge**



**Sun Room**



**Bedroom Two/Reception 2**



**Shower Room**



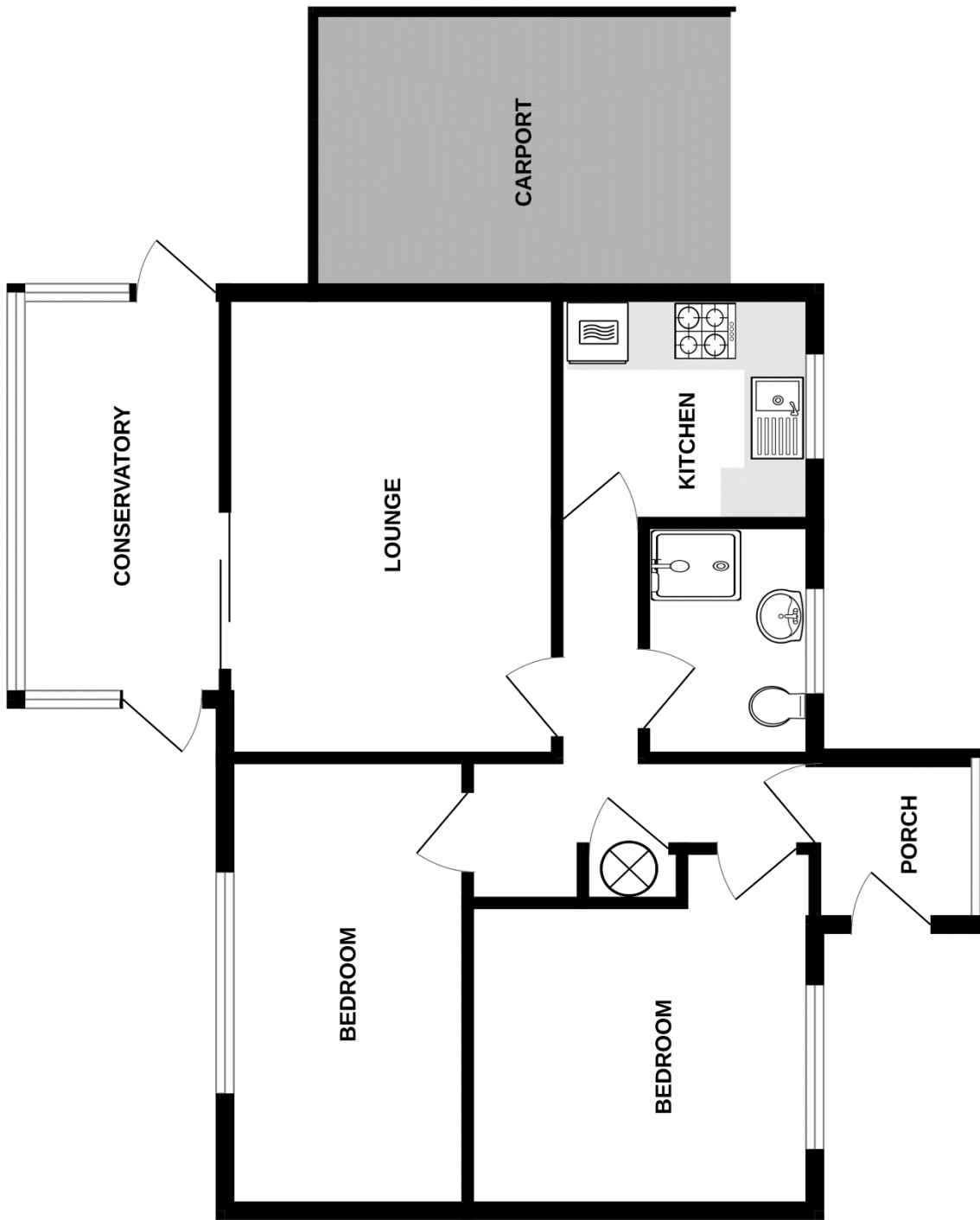
**Paved Seating Area**



**Seating Area**



**Far Reaching Views**



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 seller has not been tested and no guarantee as to their operability or efficiency can be given.  
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