

**SEMI-DETACHED**

**£230,000**



## **BEACONSIDE FOXHOLE PL26 7UJ**

### **3 BEDROOM SEMI-DETACHED ON A LARGE PLOT**

If you are searching for a house with superb potential both internally and externally, this lovely property in Foxhole has so much to offer.

With 3 bedrooms, 3 reception rooms, shower room and kitchen, there is ample room for the family, whilst the games room in the garden offers annexe potential and even has its own courtyard garden – perfect for a granny flat or extended family!

In addition, externally the property offers good size gardens, both front and rear with a double garage, workshop, sheds and greenhouses.

**This property offers endless possibilities to make it your own**

**NO ONWARD CHAIN : VIEWING RECOMMENDED**

### **Key Features**

Semi-Detached House  
on a Generous Plot

3 Bedrooms

Kitchen PLUS  
3 Reception Rooms

Annexe Potential

Double Garage PLUS  
Workshop

Front & Rear  
Gardens

**NO ONWARD CHAIN**

## 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 Hallway

Double glazed door to side. Doors to both reception rooms. Night storage heater. Stairs to first floor.

### Reception Room One

**12' 2" x 10' 6" (3.7m x 3.2m)**

uPVC double glazed bay window to the front overlooking the garden.

### Reception Room Two

**15' 1" x 11' 2" (4.6m x 3.4m)**

Two double glazed windows to front overlooking the front garden. Brick built fireplace with brick hearth and coal effect electric fire, with recesses to either side of the fireplace. Paneling to one wall. Sliding door into:

### Family Room

**20' 4" x 6' 7" (6.2m x 2.0m)**

An ideal room which is off the kitchen and second reception room offering versatility to use as an office area, family area or dining room. uPVC double glazed window to the side. Built-in storage units. Understairs storage. Paneled walls. Door to the shower room. Bifold doors to:

### Kitchen

**10' 2" x 9' 2" (3.1m x 2.8m)**

uPVC double glazed window to the side. Range of wall and base units with worktops over. Space for cooker with extractor over. Space and plumbing for washing machine. Space for fridge. uPVC double glazed door leading to covered rear porch.

### Covered Porch

**10' 10" x 5' 3" (3.3m x 1.6m)**

DIY construction made of wood and giving access to both the front and rear gardens.

### Shower Room

**14' 5" x 5' 11" (4.4m x 1.8m)**

uPVC double glazed window to the rear of the room with low level WC. Wet room style shower with wash-hand basin. Tiled and paneled walls.

## First Floor Landing

Turned stairs with uPVC double glazed window to the half landing. Doors to all bedrooms and a sized dressing room with WC and wash-hand basin. Over stairs cupboard. Access to the loft.

### Bedroom One

**13' 5" x 9' 10" (4.1m x 3.0m)**

Two uPVC double glazed windows to the front elevation. Built-in cupboards with storage over.

### Bedroom Two

**11' 2" x 9' 10" (3.4m x 3.0m)**

uPVC double glazed window to the front, with views over the garden and far-reaching countryside.

### Bedroom Three

**9' 10" x 9' 6" (3.0m x 2.9m)**

uPVC double glazed window overlooking the rear garden. Built-in cupboard housing the water tank.

### Dressing Room with WC/Potential Bedroom

**11' 2" x 6' 7" (3.4m x 2.0m)**

For those seeking a fourth bedroom, this room could be converted as there is a shower room downstairs. Currently the room is a dressing room with WC with uPVC double glazed window to the rear. Low level WC and built-in room width vanity/storage cupboard with wash-hand basin.

## Exterior

The property benefits from considerable outside space with front and rear gardens, workshop, sheds, double garage/further workshop and a building with annexe potential.

### Games Room/Potential Annexe

**21' 4" x 18' 1" (6.5m x 5.5m)**

Covered canopy entrance with uPVC double glazed door. uPVC double glazed windows to the front and rear. Door into cloakroom. Door to walk-in storage cupboard. Ceiling and wall lights. Externally is a courtyard seating area to the side of the building.

### Cloakroom

Low level WC with wash-hand basin.

## Gardens

A pedestrian gate gives access to the front garden, which is laid to lawn with established shrubs and a pathway leading to the entrance and continuing to the side, with a wooden gate leading to the rear.

The rear garden offers a variety of uses and currently comprises a hard standing, lawn areas, workshop, sheds and greenhouses. A centre path leads to building currently used as a games room with potential to create an annexe. A paved courtyard area to the side would provide the annexe with its own garden. Continuing from the path there is a double garage/workshop plus parking.



**Reception Room 1**



**Reception Room 2**



**Kitchen into Family Room**



**Shower Room**



**Bedroom One**



**Annexe Potential**



**Workshop 1**



**Rear Garden**

## Workshop 1

**16' 5" x 10' 6" (5m x 3.2m)**

Block built workshop/storage shed, with power and light. For identification this workshop is situated outside the rear door.

## Double Garage

Currently a block wall divides the space into two creating a garage and a workshop. For identification this building is situated to the rear of the garden with pedestrian access from the garden and vehicular access via a lane.

- **Garage**  
**15' 5" x 13' 5" (4.7m x 4.1m)**  
Up and over door. Personal door to rear. Power and light.
- **Workshop 2**  
**15' 5" x 11' 6" (4.7m x 3.5m)**  
Connecting door from garage. Power and light.

## Parking

To the rear of the property and opposite the garages is an area of land which we understand is divided into parking spaces. The space for this property being to the left as you look at the parking area.

## Additional Information

**EPC 'E'**

**Council Tax Band 'B'**

**Services** – Mains Electric, Mains Drainage

**What 3 words** - ///inhabited.sparkle.daytime

**Property Age** - tbc

**Tenure** - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		80
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	

## 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

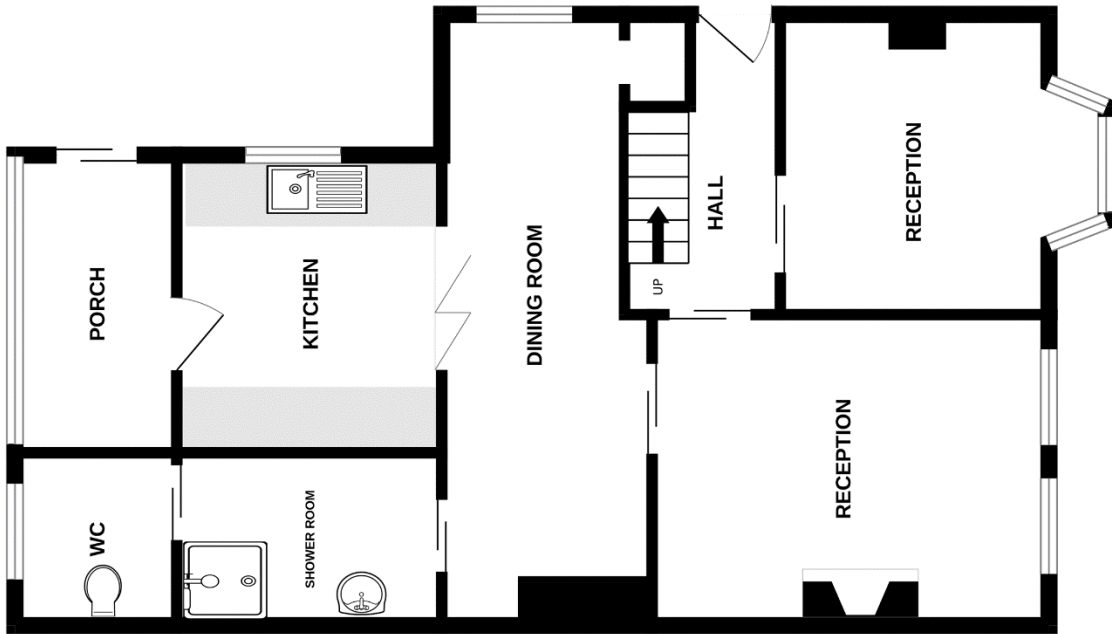
Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



1ST FLOOR



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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