

**DETACHED HOUSE**

**£255,000**



## **HILLSIDE MEADOWS FOXHOLE PL26 7TA**

### **3 BEDROOM DETACHED HOUSE WITH GARAGE AND PARKING**

This 3-bedroom detached property offers a perfect blend of comfort and convenience and is situated on a popular estate in the village of Foxhole, close to local amenities, schools and transport links. With its modern layout, outdoor space, and the added benefit of being chain-free, this home is ready and waiting for its next chapter!

In brief the property comprises: Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, 3 Bedrooms and Bathroom. The property also benefits from driveway parking, garage and gardens to the front and rear.

**\* NO ONWARD CHAIN \*  
VIEWING RECOMMENDED**

### **Key Features**

Modern  
Detached House

Cloakroom

Lounge PLUS  
Kitchen/Diner

Parking & Garage

Front and Rear  
Gardens

**NO ONWARD CHAIN**

## About The Property and Location

Hillside Meadows is a popular residential estate in the village of Foxhole, just 12 miles from Newquay, the surfing capital of the UK. The property offers good natural light throughout and the well-proportioned layout provides a comfortable and well-organised living space. 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 approx. 5 miles east with a comprehensive range of amenities including mainline railway station, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed front door. uPVC double glazed window to the side. Central heating radiator. Stairs to first floor. White panel doors to lounge and cloakroom.

### Cloakroom

uPVC double glazed window. Low level WC. Pedestal wash-hand basin. Inset ceiling light. Vinyl flooring.

### Lounge

#### 15' 5" x 11' 10" (4.7m x 3.6m)

uPVC double glazed window to the front elevation with far reaching views. Central heating radiator. Ceiling light. Understairs cupboard with light. White panel door to:

### Kitchen/Diner

#### 14' 9" x 8' 10" (4.5m x 2.7m)

Range of wall, base and drawer units in oak effect with worktop over incorporating a stainless steel sink and drainer. Built in oven with ceramic hob and stainless steel extractor over. New Gloworm wall mounted boiler. uPVC double glazed window in the kitchen area with uPVC double glazed French doors from the dining area leading to the garden. Inset ceiling spotlights. Central heating radiator. Part-tiled walls. Vinyl flooring.

### First Floor Landing

uPVC double glazed window to the side elevation. White panel doors to 3 bedrooms and bathroom. Access to the loft.

### Bedroom 1

#### 13' 1" x 8' 2" (4.0m x 2.5m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Bedroom 2

#### 11' 2" x 8' 2" (3.4m x 2.5m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom 3

#### 9' 10" x 6' 7" (3.0m x 2.0m) max

uPVC double glazed window to the front. Built-in overstairs cupboard. Central heating radiator.

### Bathroom

uPVC double glazed window to the rear. White suite comprising low level WC, pedestal wash-hand basin and bath with shower over and glazed screen. Part-tiled walls. Vinyl flooring. Central heating radiator.

### Exterior

To the front is an area of lawn with driveway leading to the garage. Steps lead to the front door, with a pedestrian gate giving access to the garden. The garden to the rear is laid to lawn with raised borders and a Cornish stone hedge to the rear with open fields beyond.

### Garage and Parking

**18' 4" x 8' 10" (5.6m x 2.7m)** This property benefits from driveway parking and a single garage with up and over door, power and light.

## Additional Information

### EPC 'E'

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		65
39-54 <b>E</b>	44	
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Council Tax Band 'C'

**Services** – Mains Electric & Drainage, LPG Gas CH

**What 3 words** - ///holidays.compelled.eggplants

**Property Age** - TBC

**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.



**Lounge**



**Kitchen/Diner**



**Kitchen**



**Landing**



**Bedroom 1**



**Driveway and View from Bedroom 1**

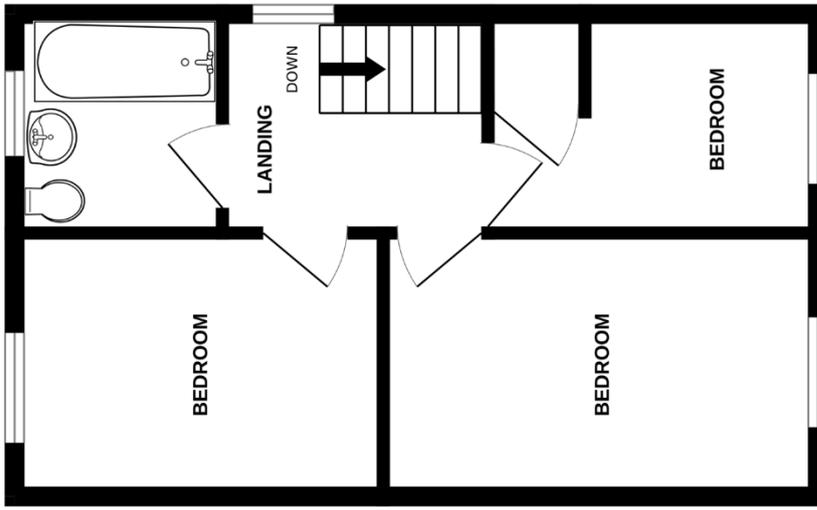


**Bathroom**

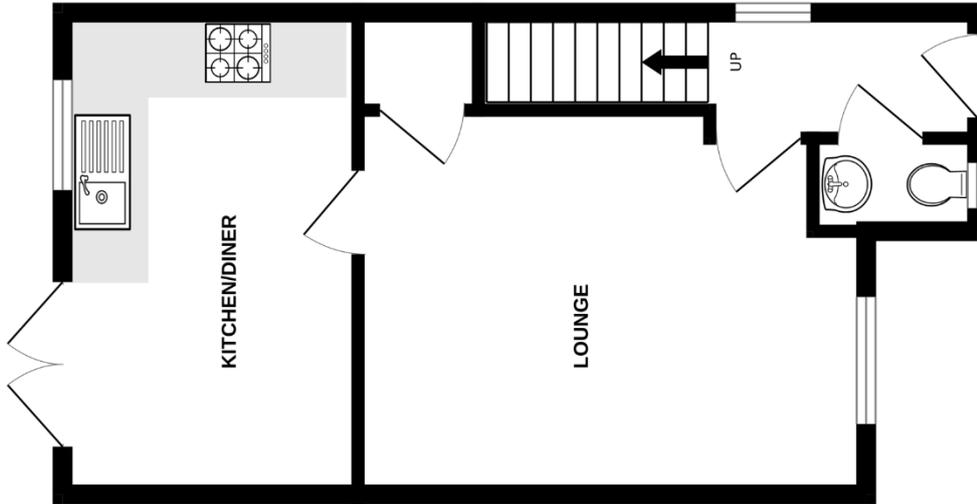


**Garden**

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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