EST. 1999

CAMEL

COASTAL & COUNTRY



# Bronn View, Beacon Road

Foxhole, PL26 7UQ

## Guide Price £210,000

3 1 1 B





# Bronn View, Beacon Road

Foxhole, PL26 7UQ

## Guide Price £210,000





### The Property
Located towards the end of a quiet lane in a semi-rural setting, Bronn View is a modern three-bedroom home built in the early 2020s. The accommodation is well presented throughout and comprises a modern fitted kitchen, spacious living room with French doors opening onto the enclosed rear garden, ground floor WC, three bedrooms and a family bathroom.

Outside, the property benefits from enclosed, low-maintenance gardens and parking. Energy efficiency is another real plus, with an air source heat pump and an impressive EPC rating of B.

Bronn View is situated on Beacon Road in the village of Foxhole. Despite its quiet position, the local shops, post office, school and social club are all within easy walking distance. The town of St Austell is just a short drive away, while the A30 is only a few miles away, providing convenient access across Cornwall. It's a handy central location for those who need to travel around the county or enjoy exploring both the north and south coasts.

### Entrance Hall
11'4 x 3'8 (3.45m x 1.12m)

### Kitchen
11'4 x 7'10 (3.45m x 2.39m)

### Living Room
15'6 x 13'6 (4.72m x 4.11m)

### WC

### Landing

### Bedroom One
13'8 x 8'8 (4.17m x 2.64m)

### Bedroom Two
11'5 x 8'9 (3.48m x 2.67m)

### Bedroom Three
6'7 x 6'6 (2.01m x 1.98m)

### Bathroom
6'6 x 6'5 (1.98m x 1.96m)

### Gardens
Enclosed, low maintenance gardens that are gravelled with a raised, decked seating area.

### Parking
There is parking for one car, set slightly away from the house.

### Directions
Sat Nav: PL26 7UQ
What3words: ///bedspread.clarifies.charted
Google Map Codes: 945M+4GX Saint Austell

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 2021
Construction Type: Block
Heating: Air Source Heat Pump
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: B
Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.









## Road Map




## Hybrid Map




## Terrain Map



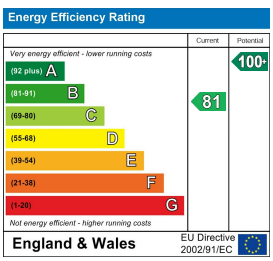

## Floor Plan




## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk