



MAY WHETTER & GROSE

**38 HILLSIDE MEADOWS, FOXHOLE, PL26 7TA
OFFERS IN EXCESS OF £260,000**



A WELL PRESENTED DETACHED HOUSE OCCUPYING A CONVENIENT NO THROUGH ROAD SETTING. BOASTING THREE BEDROOMS AND AMPLE OFF ROAD PARKING. THE PROPERTY ENJOYS A DELIGHTFUL MANAGEABLE ENCLOSED AND SECLUDED REAR GARDEN. FURTHER BENEFITTING FROM OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY HAS BEEN MODERNISED THROUGHOUT OVER THE LAST 12 MONTHS. THIS POPULAR RESIDENTIAL LOCATION DEMANDS AN EARLY VIEWING AND IS WITHIN CLOSE PROXIMITY OF AMENITIES AND IS EXCEPTIONALLY PRESENTED THROUGHOUT. EPC - D



Location

Foxhole is a village situated between St Austell and Newquay with a primary school and a range of village amenities including shops and sub post office. St Austell town centre is situated approximately 5 miles away and offers a wider range of shopping, beaches. The Eden Project, educational and recreational facilities. There is a mainline railway station and leisure centre, together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The cathedral city of Truro is approximately 20 miles from the property.

Directions

Leaving St Austell, proceed in the direction towards Truro. Passing through Trewoon and High Street turning right before entering St Stephens towards Foxhole. As you enter the village of Foxhole follow the road up and through the village until you get to a right hand turn signposted Hillside Meadows, take this turning and continue to up to the top of the development. Numer 38 is located on the right hand side of the road before the road bears around to the right.

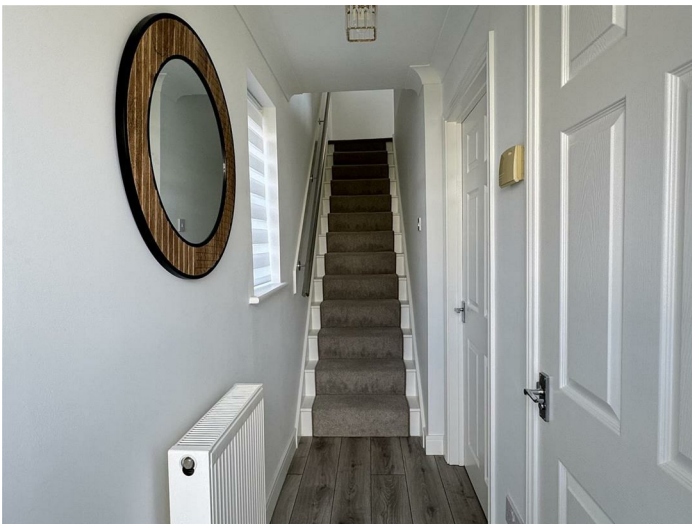
Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with inset patterned glazing allows external access into:

Entrance Hall:

23'2" x 3'1" at max (7.07m x 0.96m at max)



(including carpeted stairs to first floor) Upvc double glazed window to side elevation. Updated wood effect flooring. Radiator. Door through to ground floor WC. Door through to lounge. Carpeted stairs to first floor.

WC:

5'10" x 2'8" (1.79m x 0.82m)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC and ceramic hand wash basin. Tiled walls to water sensitive areas. Updated wood effect laminate flooring. Mains fuse box. Textured ceiling. Fitted extractor fan.

Lounge:

15'6" x 11'5" (4.73m x 3.50m)



Upvc double glazed window to front elevation with a lovely outlook over the enclosed front garden laid to lawn. Opening through to kitchen/diner. Door provides access to the under stairs storage void housing the Worcester Heat Slave 12/14 oil fired central heating boiler. Updated wood effect laminate flooring. Updated real flame effect electric fire set in decorative surround with wood mantle. BT Openreach telephone point, fibre link to premises. Television aerial point and satellite points.



Kitchen/Diner:
14'8" x 8'9" (4.49m x 2.69m)



A well lit kitchen/diner with Upvc double glazed patio doors providing access to the enclosed and secure rear garden. Further Upvc double glazed window to rear elevation, both combine to provide tremendous natural light. Updated matching wall and base kitchen units. Roll top wood effect work surfaces. Stainless steel sink with matching draining board with central mixer tap. Fitted four ring buttonless hob with fitted extractor hood above and electric oven below. Space for additional kitchen appliances. Space for upright fridge/freezer. Space for dining table. Continuation of updated wood effect laminate flooring. Tiled walls to water sensitive areas. Radiator.

Landing:
8'3" x 5'11" (2.54m x 1.82m)



Upvc double glazed window to side elevation providing natural light to the landing. Doors off to family bathroom, bedrooms one, two and three. Updated carpeted flooring. Loft access hatch.

Bathroom:

6'2" x 5'3" (1.88m x 1.62m)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal ceramic hand wash basin and enclosed bath with wall mounted electric shower over. Tiled walls to water sensitive areas. Tile effect flooring. Extractor fan. Electric plug in shaver point. Radiator.

Bedroom 2:

11'3" x 8'4" at maximum (3.45m x 2.55m at maximum)



Upvc double glazed window to rear elevation affording truly spectacular and far reaching countryside views to the right hand side. Updated carpeted flooring. Radiator.

Bedroom 1:

13'1" x 8'5" (3.99m x 2.57m)



Upvc double glazed window to front elevation. Updated carpeted flooring. Radiator. Television aerial point. Inbuilt satellite points. Telephone point.

Bedroom 3:

10'3" x 5'10" (3.13m x 1.80m)



Upvc double glazed window to front elevation. Radiator. Updated carpeted flooring. Bespoke in-built shelving and display area. Television aerial point.

External:

To the front, the property offers off road parking to the right hand side. The front garden is laid to lawn and well enclosed with evergreen shrubbery providing a good degree of privacy. A paved walkway provides access to the front door. The paved walkway offers disabled friendly access. There is off road parking for numerous vehicles.

The rear garden is enclosed and laid to lawn with a hardstanding concrete patio area and oil tank. As previously mentioned there is a wooden gate between the property and garage offering security for the enclosed rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Garage:
18'5" x 9'3" (5.63m x 2.84m)



Metal up and over garage door. Benefitting from light and power and eaves storage. Mains fuse box. A fantastic storage space.

Council Tax Band - C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

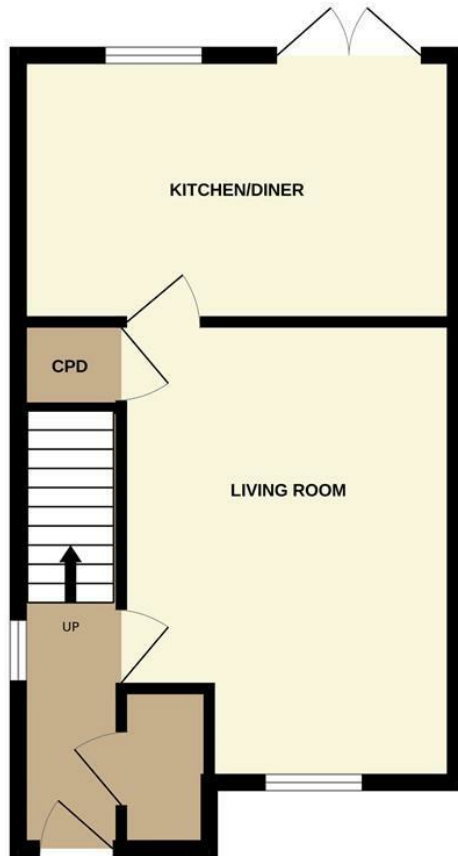
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

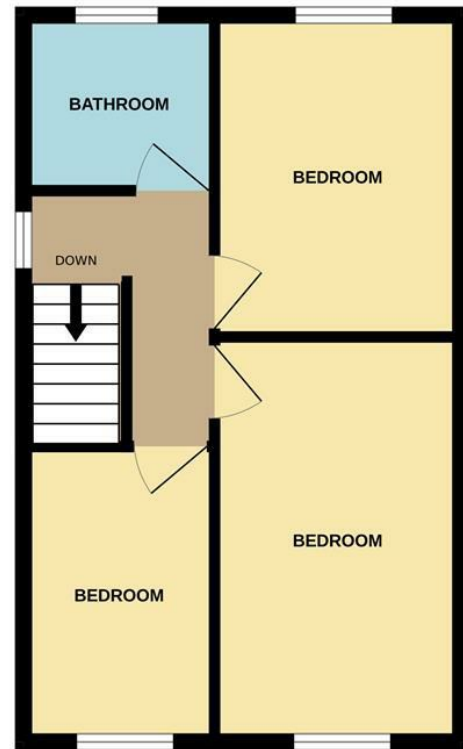
Tel: 01726 73501 Email: sales@maywhetter.co.uk



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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