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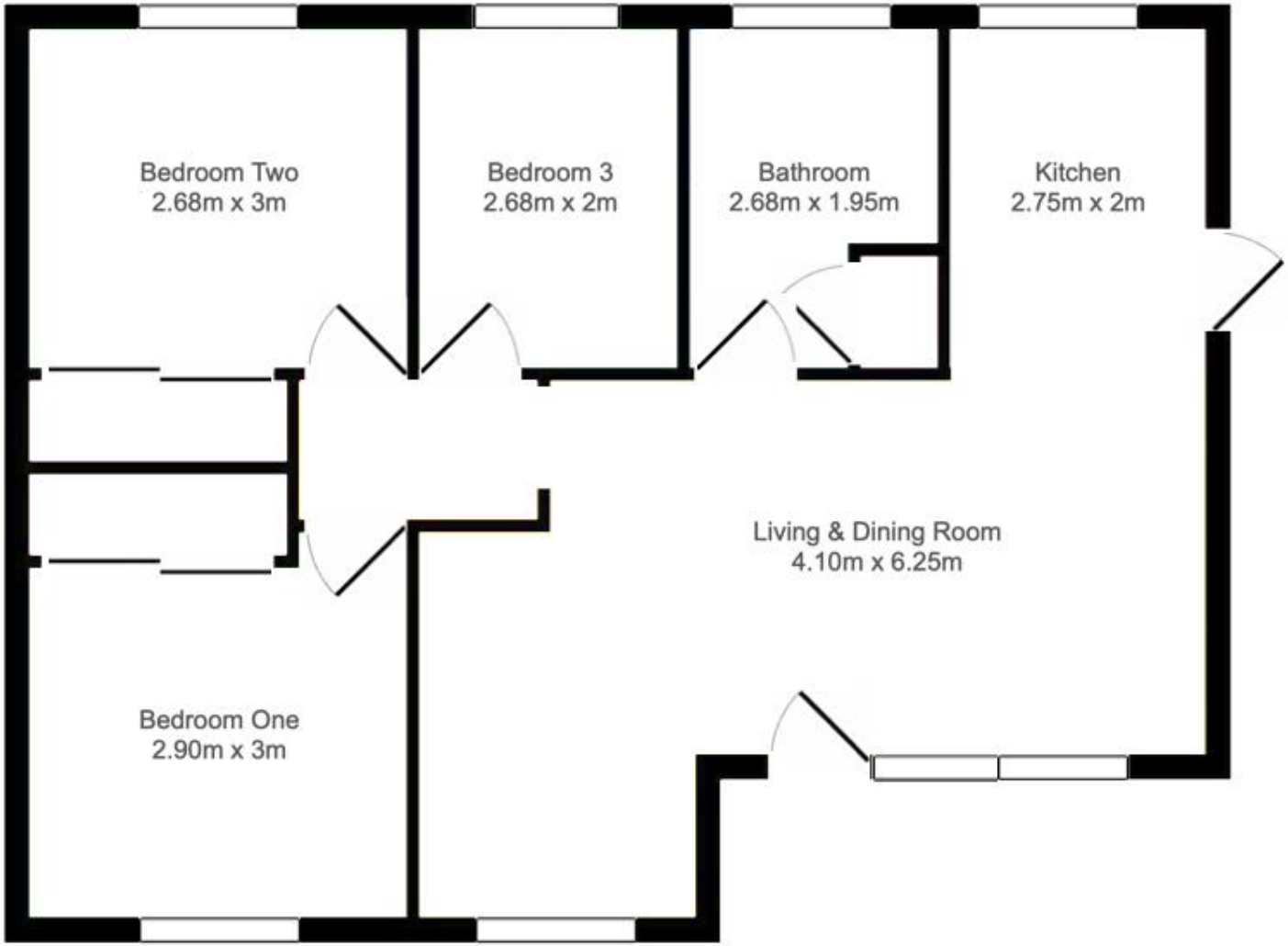
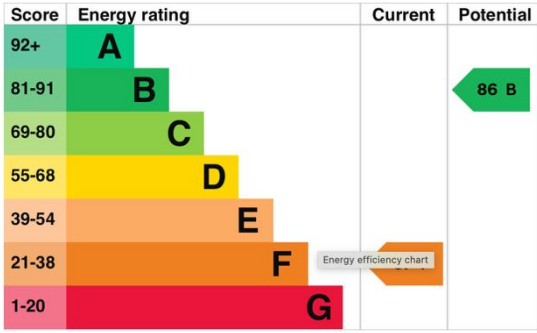
SANDPIPER, 119 FOXGLOVE CRESCENT, ST MERRYN PARK, PL28 8TQ

£199,999

- DETACHED HOLIDAY HOME
- THREE BEDROOMS
- ENCLOSED GARDENS
- DRIVEWAY PARKING
- EXCELLENT CONDITION

Overall floor area approximately 61 sq.m 657 square feet.
Floorplan for illustrative purposes not drawn to scale.





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119 Foxglove Crescent is a well-presented holiday bungalow set in a quiet location on the popular St Merryn Park. Comprising of three bedrooms, family bathroom and open plan kitchen, living & dining room with sliding doors to the front, the bungalow is light and bright throughout. Outside there is an attractive enclosed garden which is mainly laid to lawn with Cornish palm tree.

Currently used as a holiday let the bungalow can be sold fully furnished and equipped to any purchasers looking to continue with holiday letting.

ENTRANCE
Canopy porch, part glazed door to;

OPEN PLAN LIVING/DINING ROOM & KITCHEN
Sliding doors to the front, double glazed window to the front, wall mounted electric radiators, kitchen area with a range of base & wall units incorporating a stainless steel sink unit, electric oven, hob and extractor over, double glazed window to the rear, part glazed door to the rear, recessed spotlights.

BATHROOM
Panelled bath with shower over, low level WC, pedestal wash hand basin, tiled walls, double glazed window to the rear, extractor fan. Built in cupboard with plumbing for automatic washing machine.

MATERIAL INFORMATION
Freehold.
EPC – F.
Council tax band– A
Mains water, electricity and drainage.
Standard construction, cavity wall with polyethylene insulation, pitched roof. Fully double glazed.
Electric heating.
Standard and superfast Broadband available. Mobile coverage likely with 02, limited with EE, Three and Vodafone.
Parking for one/two vehicles on the driveway plus one additional space at the rear.
Holiday use only. This property cannot be used as a primary residence.

Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is very low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.

INNER HALL
Doors to;

BEDROOM ONE
Double glazed window to the front, built in wardrobe, wall mounted electric heater.

BEDROOM TWO
Double glazed window to the rear, wall mounted electric heater, built in double wardrobe.

BEDROOM THREE
Double glazed window to the rear, wall mounted electric heater.

OUTSIDE
Enclosed lawned garden with timber fence boundary, outside tap, storage shed. Parking on the driveway for one-two cars plus an additional space at the rear.

The Seafood Restaurant

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