



6 CARPALLA TERRACE
FOXHOLE, ST. AUSTELL,
PL26 7TZ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



6 CARPALLA TERRACE

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PL26 7TZ

COMPLETELY RENOVATED THREE BEDROOM
CHARACTER PROPERTY - With garage, garden and off
road parking. Sold with no chain, viewing is essential.

Renovated throughout to a high standard and
immaculately presented. In all, the accommodation
comprising entrance porch and hallway, three bedrooms
with master en-suite, open plan sitting/ dining room,
kitchen and bathroom.
EPC - E.

GUIDE PRICE £185,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

6 Carpalla Terrace is a three bedroom mid terrace property situated in the heart of the village of Foxhole. The property boasts plenty of character with open beamed ceilings and two feature fireplaces, yet has been renovated from top to bottom to an incredibly high standard with a contemporary feel throughout. There is newly installed double glazed windows, brand new kitchen and bathroom suites and flooring to the ground floor. In all, the accommodation comprises; entrance porch, hallway, open plan sitting/ dining room, kitchen and bathroom to the ground floor with three bedrooms with a master en-suite to the first floor. Externally there is a rear courtyard and a raised garden laid to lawn with mature shrubs. There is also a detached garage, an off road parking space and a small outbuilding/ storage facility.

LOCATION

Foxhole is a bustling village in Mid Cornwall. There are a range of local facilities including a post office, general store and social club and a wider range of amenities are available in nearby St Austell (approximately 5 miles' distance) and also in Newquay (approximately 12 miles' distance).

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

With door into;

ENTRANCE HALLWAY

Opening into open plan ground floor accommodation. Comprising;

SITTING/ DINING ROOM

Large dual aspect room with windows to front and rear. Two feature fireplaces with wood burning stoves. Archway between the two rooms and both with electric radiators. Wood flooring throughout.



KITCHEN

Tiled flooring consisting a range of base and eye level units with worktops over. Integrated oven with electric hob and extractor fan over. Inset Quartz sink and drainer unit with window to side aspect. Space for stand up fridge/ freezer. Utility cupboard with space and plumbing for both washing machine and tumble dryer. Door into rear courtyard and door into;

BATHROOM

Tiled floor comprising a modern white suite including bath, low level w.c. and pedestal hand wash basin. Heated towel rail, extractor fan and obscured window to rear aspect.

FIRST FLOOR

LANDING

Window to rear aspect, loft access and doors into;



BEDROOM ONE

Window to front aspect with views of countryside and radiator.

EN-SUITE

White suite comprising low level w.c., pedestal wash hand basin and fully tiled shower cubicle with Mira electric shower. Heated towel rail and extractor fan.

BEDROOM TWO

Window to front aspect with views of countryside and radiator.

BEDROOM THREE

Window to rear aspect. Cupboard housing water cylinder.

OUTSIDE

Access via the kitchen back door, there is an enclosed rear courtyard with outside water tap. There are steps up to a raised lawn area with mature shrubs and a path leading to the rear of the garden where a garage is located as well as an off road parking space for one vehicle. There is also an outbuilding providing a suitable storage space for a wood store.

GARAGE

Door to front, windows to side and rear aspect.

SERVICES

Mains water, drainage and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 towards St Austell, continuing straight though the villages of Tresillian and Grampound.

On entering Hewaswater, turn left signposted Coombe, High Street and St Stephen and then turn immediately right. Proceed along this road for a couple of miles, proceeding straight ahead at the crossroads and remaining on this road until reaching a T-junction at Lanjeth. Turn left at this T-junction and then take a right hand turning signposted Foxhole and Nanpean. Proceed into the village of Foxhole and No. 6 can be found on the right hand side where a Philip Martin For Sale board has been erected.

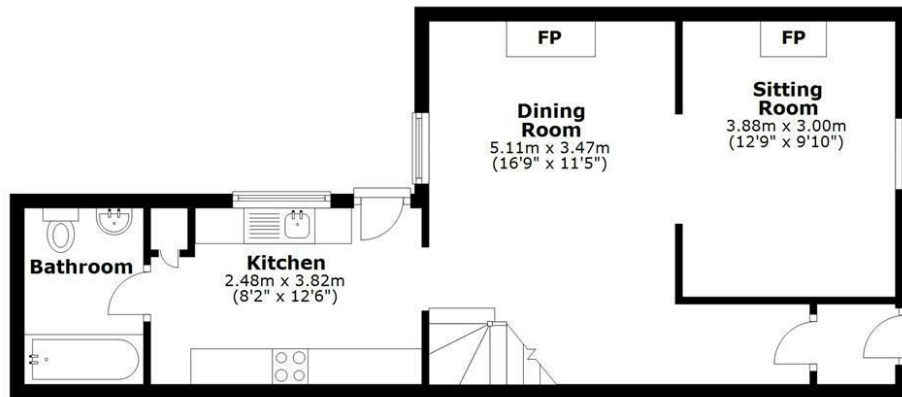
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

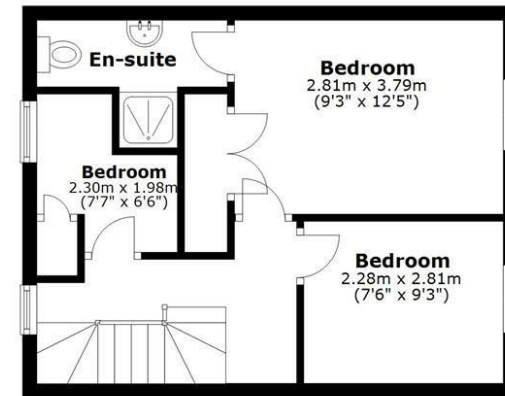
DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

Ground Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)

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.
Plan produced using PlanUp.

6 Carpalla Terrace, Foxhole

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		89	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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