

**11 BEACONSIDE, FOXHOLE, PL26 7UJ**  
**GUIDE PRICE £160,000**



A WELL SITUATED SEMI DETACHED HOUSE, WITH THREE BEDROOMS AND OFF ROAD PARKING. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING AND ELECTRIC HEATING. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD LOCATION OFFERING DELIGHTFUL FAR REACHING COUNTRYSIDE VIEWS TO THE FRONT AND FAR REACHING VIEWS TO THE REAR. THIS PROPERTY IS AVAILABLE FOR SALE CHAIN FREE.

EPC - E



Scenery shot of local area



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 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:



From St Austell take the A3058 and proceed through the villages of Trewoon and Lanjeth. After Lanjeth take the right hand turn taking the B3279 and proceed into the village of Foxhole. Continue through the village. Pass the shop on the right hand side of the road, next to Chegwyns Hill and take the next left hand turn, onto Beacon road. Take the next right hand turn onto Beaconside where the property is located in front of you at the end of the no through road.

#### Accommodation:

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

Upvc double glazed with upper frosted patterned obscure glass allows external access into entrance hall.

#### Entrance Hall:

6'2" x 13'6" (1.90m x 4.12m)  
Carpeted stairs to first floor. Door to kitchen/diner. Door to lounge. High level fuse box. Wall mounted night storage heater. Laminate wood effect flooring. Door allowing access to under stairs storage void. BT OpenReach telephone point.

#### Lounge:

16'1" x 10'5" (4.91m x 3.18m)



(maximum measurement into bay window)

Upvc double glazed bay window to front elevation providing tremendous natural light, affording delightful far reaching countryside views in the distance. Wood effect laminate flooring. Wall mounted night storage heater. Telephone point.



**Kitchen/Diner:**

17'1" x 10'11" (5.23m x 3.35m)



(maximum measurement)

A spacious twin aspect kitchen with two Upvc double glazed windows to the rear elevation and one Upvc double glazed window with patterned obscure glass to side elevation combining to provide tremendous natural light. Matching wall and base kitchen units. Roll top work surface. Stainless steel sink with matching draining board. Tiled walls to water sensitive areas. Space for fridge, washing machine, cooker and fridge freezer. Wall mounted night storage heater. Tile effect vinyl flooring. Textured ceiling. Extractor fan. Door allowing access to rear porch. Twin doors provide access to inbuilt storage offering shelved storage options.

**Rear Porch:**

3'11" x 3'7" (1.21m x 1.11m)

Upvc double glazed door allowing access to the rear garden with upper patterned obscure glass and further door through to bathroom. Wall mounted night storage heater. Tiled flooring. Loft access hatch.

**Bathroom:**

5'7" x 7'6" (1.71m x 2.29m)



Upvc double glazed window to rear elevation with patterned obscure glass. Matching three piece white bathroom suite comprising: low level flush WC with dual flush technology, ceramic pedestal hand wash basin and panel enclosed bath. Wall mounted electric shower. Tiled walls to water sensitive areas. Vinyl flooring. Extractor fan. Wall mounted electric heater. Wall mounted night storage heater.

**First Floor Landing:**

11'1" x 6'5" (3.38m x 1.96m)

(maximum measurement)

Doors off to bedrooms one, two and three. Loft access hatch. Exposed wood flooring.

**Bedroom One:**

17'2" x 11'11" (5.24m x 3.64m)



(maximum measurement)

Two Upvc double glazed windows front elevation providing tremendous natural light and offering delightful and far reaching views over open countryside in the distance. Wall mounted electric panel heater. Door allows access to over stairs storage void offering additional storage options. Twin

doors allow access to airing cupboard housing the hot water tank with further slatted storage facilities and additional twin doors above. Exposed wood flooring.



**Bedroom Two:**  
11'5" x 9'6" (3.49m x 2.92m)



Upvc double glazed window to rear elevation offering delightful far reaching views. Wall mounted electric panel heater. Exposed wood flooring.

**Bedroom Three:**  
11'5" x 7'2" (3.48mx 2.20m)



Upvc double glazed window to rear elevation with delightful far reaching views over countryside to the left hand side. Exposed wood flooring. Wall mounted electric panel heater. Open storage recess offering hanging storage options.

**Outside:**



Accessed at the very end of Beaconside, number 11 is directly in front off you, set at the end of the no through road. To the front is an area of lawn, to the left hand side there is access to the enclosed rear garden. A hardstanding area directly in front of the property offers off road parking with delightful far reaching views to the front.



Accessed by either the gated walkway to the left hand side or the rear porch, the rear garden is laid to lawn and well enclosed with wood fencing to the left and right elevations and low level block to the rear providing a good degree of privacy.



### Council Tax - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	









All measurements are approximate and for display purposes only.

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