



Chegwyns

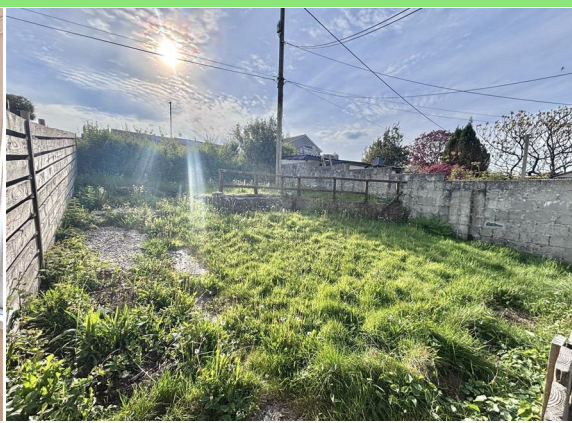
Foxhole

St. Austell

PL26 7UL

Guide Price £120,000

- CASH BUYERS ONLY DUE TO CONSTRUCTION
- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- AIR SOURCE HEATING
- SPACIOUS REAR GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- BEAUTIFUL COUNTRYSIDE VIEWS
- GREAT LINKS TO THE A30
- DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 1022.58 sq ft



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C71

### PROPERTY DESCRIPTION

Smart Estate Agents are delighted to present this well-positioned three-bedroom mid-terrace property to the market, offering an excellent opportunity for investors and home movers alike. Offered with the added benefit of no onward chain and vacant possession upon completion, this property is perfectly suited to those seeking a straightforward purchase or a ready-to-let investment opportunity. With an estimated rental income of approximately £1,000 per calendar month, the property offers an attractive rental yield of around 10%, making it a worthwhile addition to any investment portfolio. Please note, the property is of traditional Cornish unit construction and is therefore available to cash buyers only.

The accommodation briefly comprises a bright and welcoming entrance area leading through to a spacious sitting room, creating a comfortable and inviting living environment. The kitchen/diner serves as the heart of the home, offering an excellent combination of practicality and sociable living space, complete with a range of wall and base units and ample worktop space for day-to-day convenience.

To the first floor are three generously proportioned bedrooms, each offering flexibility for a variety of uses including family accommodation, guest rooms, or home office space. The first floor is further complemented by a contemporary bathroom, designed for ease of maintenance and modern living.

Externally, the property enjoys a tiered rear garden offering a fantastic blend of practicality and outdoor enjoyment. The lower tier has been paved for low-maintenance living and benefits from a useful outbuilding divided into a storage room, utility area, and separate W.C., with both electricity and plumbing already installed. The upper tier has been laid to lawn and provides a pleasant outdoor space ideal for entertaining, al fresco dining, or relaxing with family and friends during the warmer months.

Further benefits include mains water, electricity, and drainage connections, in addition to an energy-efficient air source heat pump providing the property's heating. The property falls within Council Tax Band A.

### LOCATION

Foxhole itself offers a primary school, convenience store and fish and chip shop with a regular bus service to St Austell. St Austell provides a comprehensive range of amenities including sports facilities at the Polkyth Leisure Centre, cinema, bowling alley and a wide range of public houses, bistros and eateries. Further afield lie the picturesque coastal walks of the Roseland Peninsula, dog friendly beach at Par and historic port of Charlestown, the back drop to numerous period dramas. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project. Commuter access is perfect with St Austell railway main line providing a direct route into London Paddington and Penzance.

### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

### ENTRANCE HALLWAY

uPVC double doors. Skimmed ceiling. Smoke alarm. Under-stairs storage cupboard. Radiator. Multiple power sockets. Skirting boards. Vinyl flooring.

### LOUNGE

Double glazed window to the front aspect. Two radiators. Television point. Multiple power sockets. Skirting boards. Exposed flooring.

### KITCHEN/DINER

Skimmed ceiling. Consumer unit. Extractor fan. Four double glazed windows to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel sink and drainer unit. Space for an electric oven, dishwasher, washing machine, fridge, and freezer. Radiator. Multiple power sockets. Skirting boards. Vinyl flooring.

### FRIST FLOOR LANDING

Skimmed ceiling. Dri-master system. Smoke alarm. Access to a partially boarded loft space. Double glazed window to the front aspect showcasing views over the Cornish landscape. Built-in storage system housing the hot water cylinder and Daikin heat pump controller. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

### BEDROOM ONE

Skimmed ceiling. Double glazed window to the front aspect showcasing views of the Cornish landscape. Built-in storage cupboard. Radiator. Television point. BT master socket. Multiple power sockets. Skirting boards. Exposed wooden flooring.

### BEDROOM TWO

Skimmed ceiling. Double glazed window to the rear aspect. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting boards. Exposed wooden flooring.

### BATHROOM

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Electric shower over bath. Wash basin. W.C. Radiator. Vinyl flooring.

### BEDROOM THREE

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Multiple power sockets. Skirting boards. Exposed wooden flooring.

### EXTERNALLY

### OUTSIDE

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### PARKING

Whilst there is no allocated parking, an abundance of on-street parking can be found nearby.

### AGENTS NOTE

Please be aware that there is a pylon located within the rear garden, with relevant utility companies retaining access rights when required. There is also a shared pathway between the properties which leads to the gated rear garden.

### MATERIAL INFORMATION

# Verified Material Information

## Costs & tenure

Tenure: Freehold

Council tax band: A

EPC rating: C

## The building

Mid-terrace house, non-standard construction (Cornish Unit)

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

No mains surface water drainage

Electricity central heating

Heating features: Double glazing and air source heat pump

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three ok, EE good

Parking: On Street

## Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Public right of way: Power Line in rear garden

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

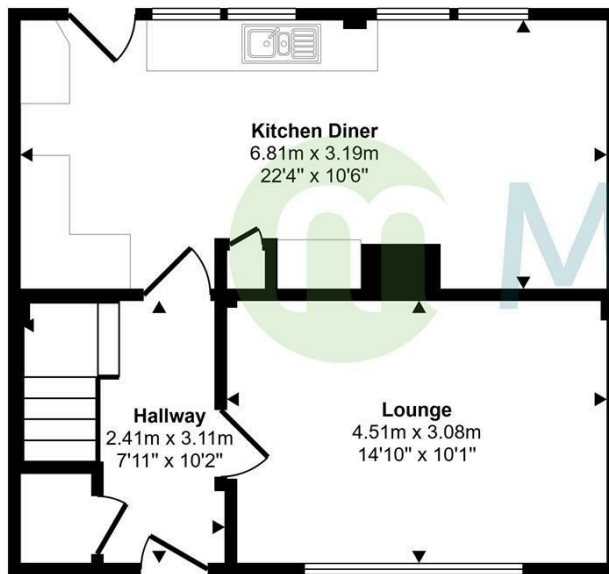
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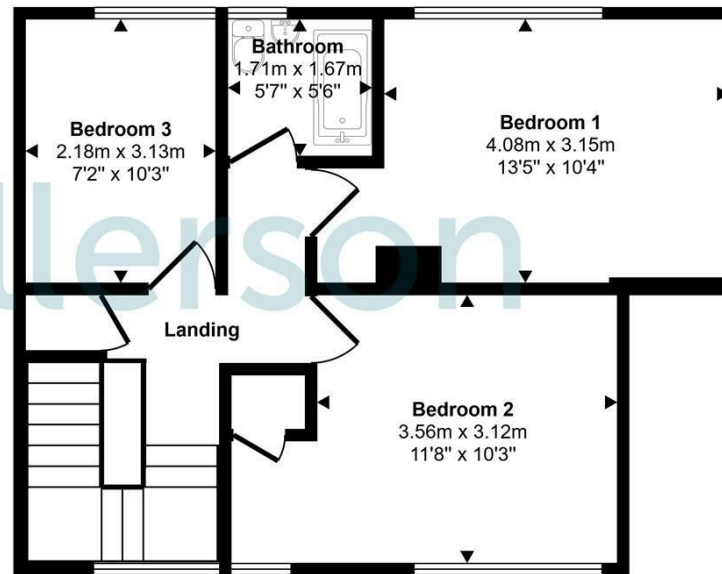
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Approx Gross Internal Area  
93 sq m / 1006 sq ft



Ground Floor

Approx 44 sq m / 478 sq ft



First Floor

Approx 49 sq m / 528 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100+</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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