



Beaconside  
Foxhole  
St. Austell  
PL26 7UJ  
Guide Price £160,000

- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- THREE WELL PROPORTIONED BEDROOMS
- WALKING DISTANCE TO AMENITIES
- IDEAL FOR FIRST TIME BUYERS
  - OFF ROAD PARKING
  - SUBSTANTIAL GARDENS
  - CONNECTED TO ALL MAINS SERVICES
  - SITUATED IN A QUIET LOCATION
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 764.24 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this attractive and deceptively spacious three-bedroom semi-detached home to the market, offered with the significant advantage of no onward chain. Situated in a convenient and well-regarded location, the property presents an excellent opportunity for first-time buyers, investors, or growing families seeking a home with both immediate comfort and exciting scope to personalise and add value.

The accommodation is well laid out and enjoys a light, airy feel throughout. Upon entering, you are welcomed by a front hallway which sets the tone for the rest of the home and provides access to the principal ground floor rooms. The spacious kitchen is a standout feature, offering generous worktop space and ample room for dining, making it an ideal hub for everyday living and entertaining alike, with excellent potential for modernisation. The well-proportioned living room benefits from a pleasant outlook and is centred around a feature fireplace, creating a warm and inviting space to relax. A useful rear porch completes the ground floor, adding practicality and direct access to the garden.

Upstairs, the property continues to impress with three well-sized bedrooms, all offering comfortable and versatile accommodation, whether used for family living, guest rooms, or a home office. The wet room/bathroom is conveniently positioned off the landing and serves all bedrooms, providing a functional and accessible layout.

Externally, the property enjoys off-street parking for two vehicles to the front, along with a tidy front garden that enhances kerb appeal. The rear garden is a particular highlight of the home, being both level and notably generous in length, offering fantastic potential for landscaping, outdoor entertaining, or even extension, subject to the necessary planning permissions. Both the front and rear gardens benefit from a favourable aspect, enjoying sunlight throughout much of the day.

Further benefits include mains electricity, water, and drainage, as well as a Council Tax Band B rating. The property also benefits from solar panels, which will be fully owned upon completion, providing an added advantage in terms of energy efficiency and potential cost savings.

### 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 ACCOMODATION COMPRISES

( All dimensions are approximate )

### ENTRANCE HALLWAY

Skimmed ceiling with a hanging light and shade, a double-glazed front door to the front aspect, and a carpeted floor leading to carpeted stairs.

### KITCHEN

Skimmed ceiling with a fluorescent bar light and a hanging light with shade, two double-glazed windows to the front aspect, two double-glazed windows to the rear aspect, and

two double-glazed windows to the side aspect. A range of kitchen worktop space is provided throughout with storage cupboards and a tiled splashback. There is a stainless steel sink and drainer with hot and cold tap, along with ample plug sockets. The room also benefits from an electric heating radiator and an under-stairs storage cupboard.

### SITTING ROOM

Skimmed ceiling with a hanging light and shade, a double-glazed window to the front aspect and a double-glazed window to the rear aspect. The room features an electric radiator, an electric fireplace, a storage cupboard, ample plug sockets, a TV point, and a carpeted floor.

### REAR PORCH

Skimmed ceiling with a light bulb fitting, a double-glazed window to the rear aspect, and a concrete floor, along with a double-glazed door providing access to the garden.

### LANDING

Loft hatch, hanging light with shade, and a double-glazed window to the rear aspect. The room also benefits from an electric heating radiator, a carpeted floor, and a plug socket.

### BATHROOM

Skimmed ceiling with a dome light and a frosted double-glazed window to the rear aspect. The room is fitted in a wet room style with an electric shower, a wall-mounted WC, and a sink with a hot and cold tap and tiled splashback. Additional features include an extractor fan and vinyl waterproof flooring.

### BEDROOM ONE

Hanging light with shade, double glazed window to the front aspect, storage cupboard, electric radiator, ample plug sockets, green carpet floor.

### BEDROOM TWO

Hanging light with shade, double glazed window to the front aspect, storage cupboard with immersion tank, electric radiator, ample plug sockets, wooden floorboards.

### BEDROOM THREE

Hanging light, double glazed window to the rear aspect, ample plug sockets, wooden floor boards.

### EXTERNALLY

Externally, the property benefits from off-street parking for two vehicles to the front, along with a neatly presented front garden. To the rear, the garden is a particular highlight, being both level and generously sized, stretching back a considerable distance. This outdoor space offers excellent potential for landscaping, extension (subject to the necessary permissions), or simply creating a fantastic garden for leisure and entertaining. Both the front and rear gardens enjoy a good degree of sunlight throughout the day, further enhancing their appeal.

### SERVICES

Additional benefits include mains electricity, water, and drainage, as well as a Council Tax Band B rating. With its combination of space, potential, this property presents a superb opportunity not to be missed.

### AGENTS NOTE

The property also benefits from solar panels, which will be fully owned upon completion, providing an added advantage in terms of energy efficiency and potential cost savings. These are on a FIT scheme.

### MATERIAL INFORMATION

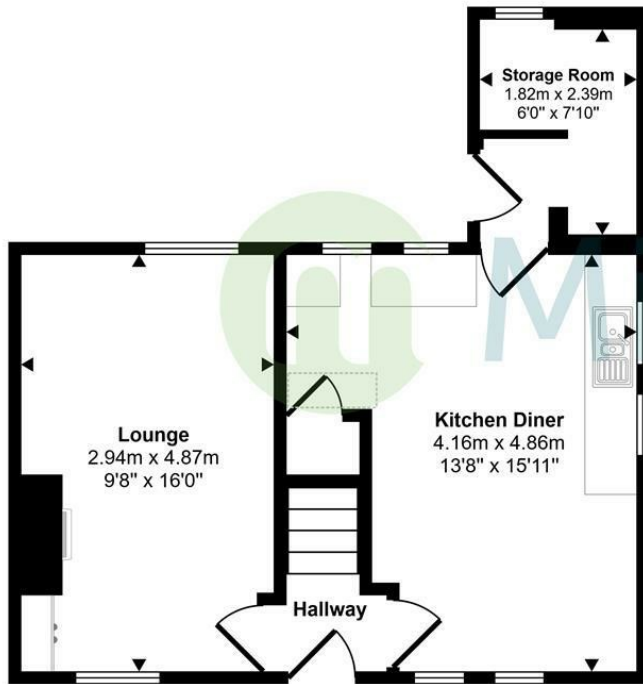
Verified Material Information



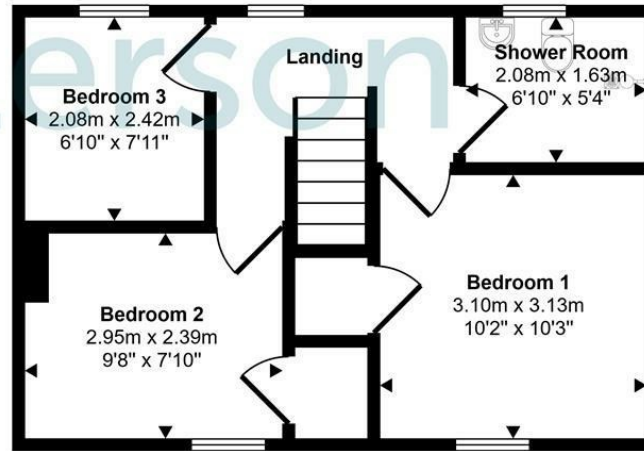
Council Tax band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Electric heaters  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good  
Parking: On Street and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
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Open Government Licence v3.0.  
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.



Approx Gross Internal Area  
76 sq m / 813 sq ft



Ground Floor  
Approx 40 sq m / 430 sq ft



First Floor  
Approx 36 sq m / 383 sq ft

Denotes head height below 1.5m

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>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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

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