

11 CHEGWYNS HILL, FOXHOLE, ST AUSTELL, CORNWALL PL26 7UY

GUIDE PRICE £149,950



LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS WELL PRESENTED ONE BEDROOM END OF TERRACE BUNGALOW LOCATED IN THE HEART OF THE RURAL VILLAGE OF FOXHOLE, ENJOYING MODERN LOW MAINTENANCE ACCOMMODATION THE PROPERTY COMPRISES THE FOLLOWING: ENTRANCE PORCH, LIVING ROOM, KITCHEN, BATHROOM, BEDROOM, GENEROUS GARDENS AND DRIVEWAY WITH PARKING. GREAT UNLIMITED VIEWS. EPC BAND D

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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### The Property

Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining. Foxhole offers a convenience store and fish and chip shop with a regular bus service to St Austell. St Austell itself offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. We are very pleased to bring this lovely one double bedroom bungalow to the market. Being sold with no onward chain this bungalow is ready to in to without any further expense and has the benefit of driveway parking for one vehicle. The accommodation briefly comprises of an entrance porch, lounge/diner with patio doors, L shaped kitchen, fully fitted bathroom and one double bedroom. Externally there is sizeable garden which has a range of versatility uses. With a sunny aspect for most of the day and panoramic, being slightly elevated there are dramatic views of the Cornish countryside extending to the North coast The property is heated via electric panel heaters and falls within Council tax band A. Viewings are highly recommended to appreciate all that there is to offer.

LOCATION Foxhole offers a primary school, convenience store, health service and 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 pretty port of Charlestown, the back drop to numerous period dramas.

### Room Descriptions

#### Entrance Porch

Upvc door to front elevation, internal door into

#### Living Room

12' 0" x 10' 8" (3.66m x 3.25m) plus hallway. Upvc windows to front and side elevations, upvc french doors to side, electric wall heater

#### Kitchen

7' 8" x 8' 0" (2.34m x 2.44m) L-Shaped maximums. Modern range wall, base and drawer units with work surface over, sink and drainer unit, upvc window to side, space for electric cooker, plumbing for washing machine, extractor hood, tiled splash backs.

#### Bathroom

Modern white suite with low level WC, wash hand basin and panel bath with electric shower over, part tiled walls

#### Bedroom

12' 0" x 8' 0" (3.66m x 2.44m) Electric wall heater, upvc window to rear, built in wardrobe.

#### Exterior

Steps from the pavement give access to small stone chipped front garden. The rear and side gardens are also low maintenance comprising of patio and stone chippings. There is a parking space to the rear.

**Energy Performance Rating**  
Band D