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**62 HILLSIDE MEADOWS, FOXHOLE, ST AUSTELL, CORNWALL PL26 7TA**

**PRICE £189,950**



**FOR SALE A BEAUTIFULLY PRESENTED SEMI DETACHED 2 BEDROOM BUNGALOW SITUATED IN A QUIET CUL DE SAC WITHIN THIS POPULAR VILLAGE LOCATION LYING TO THE WEST OF ST AUSTELL BY APPROXIMATELY 3.5 MILES. THE WELL PRESENTED ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE, CONSERVATORY, WELL FITTED KITCHEN, SHOWER ROOM AND TWO DOUBLE BEDROOMS. THE WHOLE IS HEATING BY A OIL FIRED SYSTEM AND ALL THE WINDOWS AND DOORS ARE U.P.V.C DOUBLE GLAZED UNITS.**

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### The Property

For sale a beautifully presented semi detached 2 bedroom bungalow situated in a quiet cul de sac within this popular village location lying to the West of St Austell by approximately 3.5 miles. The well presented accommodation comprises of Entrance hall, lounge, conservatory, well fitted kitchen, shower room and two double bedrooms. The whole is heating by a oil fired system and all the windows and doors are U.p.v.c double glazed units.

Located on the Hillside Meadows development of Foxhole the property is subject to a local 106 agreement and would suit a first time buyer or those looking to downsize to a bungalow.

Foxhole provides local shopping and social facilities and is located approximately 3.5 miles from St Austell. the town of St Austell provides an array of shopping, schooling a social facilities as well as a mainline railway station linking Penzance to London Paddington. Beaches and coastal walks can be found at Charlestown, Pentewan and Porthpean.

### Room Descriptions

#### Entrance Hall

With half glazed U.p.v.c. door, access to the roof void, airing cupboard housing floor mounted oil fired boiler supplying radiators and hot water.

#### Kitchen

3.0m x 1.95m (9' 10" x 6' 5") A well fitted room with wood effect base units and high level cupboards, space for fridge/freezer, space and plumbing for washing machine, bosch hob unit with extractor over, Siemens double oven, low voltage lighting, tiled splashback, window to the rear.

#### Lounge

3.56m x 3.02m (11' 8" x 9' 11") Telephone point, doors leading to the conservatory.

#### Bedroom 2

4.4m x 1.76m (14' 5" x 5' 9") Fitted mirrored wardrobe, box bay window to the front.

#### Bedroom 1

2.46m x 4.33m (8' 1" x 14' 2") plus door recess, fitted double wardrobe, T.V point.

#### Shower Room

2.0m x 1.75m (6' 7" x 5' 9") Fitted with a white suite comprising of a double shower cubicle with Mira electric shower, low level W.C. vanity unit, towel radiator, shaver socket, window to the front, fully tiled walls

#### Conservatory

2.37m x 3.32m (7' 9" x 10' 11") With sliding door to the raised rear timber decked patio.

#### Outside

To the front of the property is a small lawned area and a tarmac driveway providing parking. There is a gate to the rear where there is a raised timber decked patio with steps leading down to a gravelled low maintenance garden bounded by timber fencing.