

Hillside Meadows, Foxhole, St. Austell

Asking Price: £260,000

Miller Countrywide






LOVE







Miller Countrywide are pleased to market this well presented, three-bedroom, detached family home situated within a village location, offering off-road parking for multiple vehicles, large detached garage, and gardens to the front & rear.

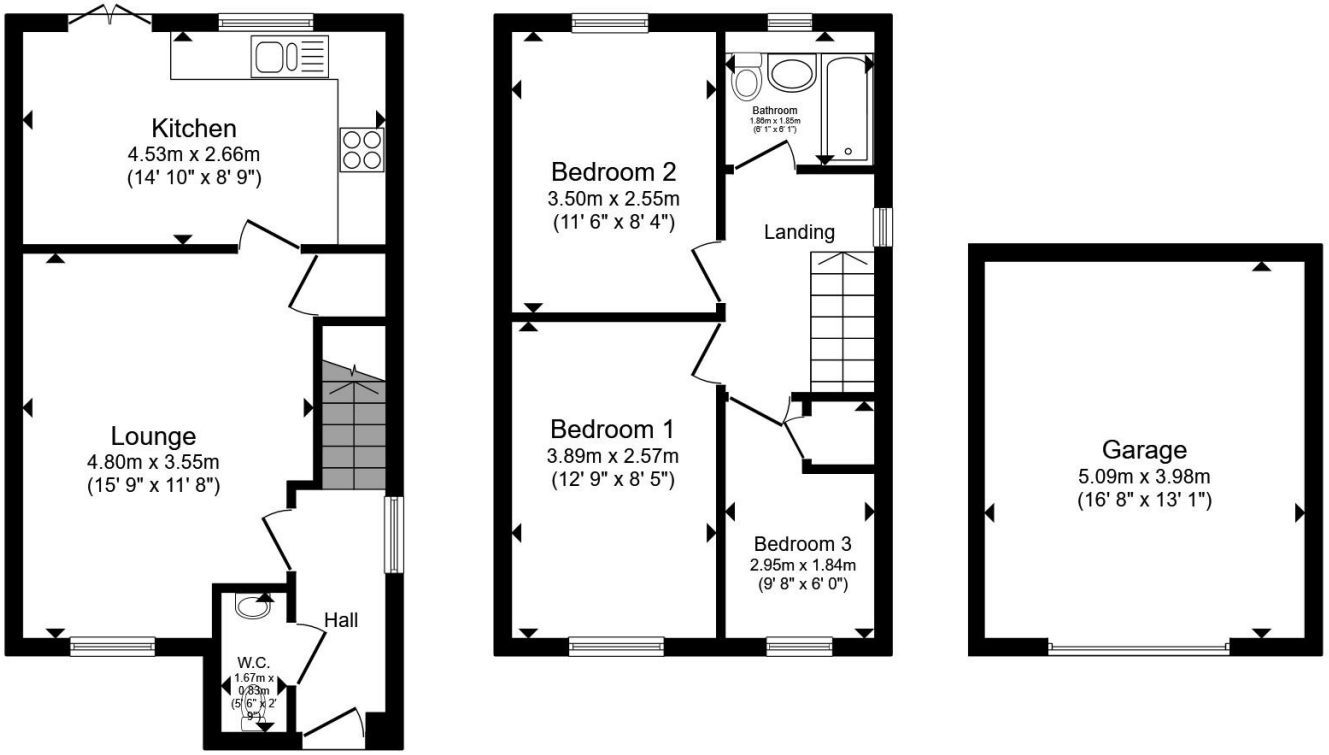
The internal accommodation comprises entrance hallway, cloakroom, living room with built-in under-stair storage and kitchen/diner with French-doors leading to the rear. The first floor provides landing, two double-bedrooms, one single bedroom with built-in storage cupboard, and a family bathroom. The loft is half boarded, has power and insulated. The property also benefits from having a PIV unit.

Externally, the front offers garden laid to lawn with gated access and mature bushes. Access to the rear via both sides of the property. The rear offers a private, enclosed garden laid to lawn, decking and stone chippings. There is off-road parking for multiple vehicles, and a large detached garage with power. The property is complimented with LPG heating with a new boiler installed in 2019, uPVC double glazing and on mains water, electricity and drainage. Council Tax Band - C. EPC - BEING UPDATED. All of the windows were replaced in 2024.

The village of Foxhole is situated between St Austell and Newquay, with easy access to and from the A30. It has a local primary school and a range of village amenities including a shop/post office. St Austell is a short 3.1 mile drive from the village and offers a wider range of amenities such as supermarkets, retail shops, recreational facilities, banks. In additional there is a college, secondary schools and main railway line.







Ground Floor **First Floor** **Garage**

Total floor area 89.7 m² (965 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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