



1A Stenagwyns Court Goverseth Road, St. Austell, £195,000'



AVAILABLE FOR IMMEDIATE OCCUPATION!

Situated in the heart of the popular Cornish village of Foxhole, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers or investors seeking a property within easy reach of both the coast and countryside.

The ground floor features a bright, open-plan living space with a fitted kitchen positioned to the front and a spacious lounge to the rear, creating an ideal environment for both everyday living and entertaining. French doors open directly onto a generous raised sun deck, providing an attractive outdoor space for al fresco dining or relaxing whilst enjoying the peaceful surroundings. A convenient ground floor W/C completes the accommodation.

- Two well-proportioned double bedrooms
- French doors opening onto a generous sun deck
- Modern first floor family bathroom
- Ideal first-time buy, investment or downsizing opportunity
- Around 7 miles to St Austell Railway Station with direct services to London Paddington
- Spacious open-plan lounge and kitchen
- Ground floor W/C
- Popular village location in the heart of Foxhole
- Approximately 7 miles from St Austell town centre
- Easy access to the Eden Project, Charlestown Harbour and the stunning Cornish coastline

