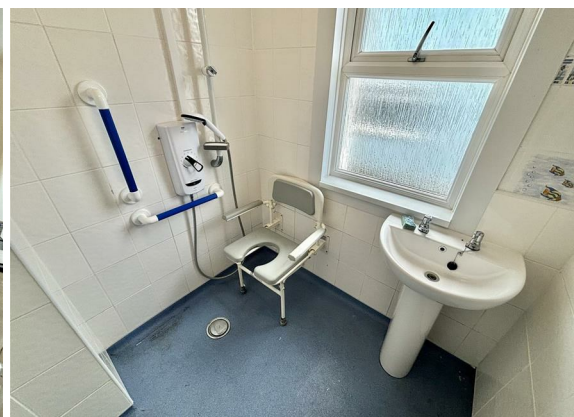




Barnfield Terrace  
St. Columb  
TR9 6LJ

Guide Price £180,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
- EXPANSIVE REAR GARDEN
- OFF ROAD PARKING AVAILABLE
- POPULAR RESIDENTIAL LOCATION
- DOUBLE GLAZING THROUGHOUT
- RENOVATION REQUIRED
- IDEAL INVESTMENT
- WITHIN WALKING DISTANCE TO AMENITIES
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - B

Floor Area - 893.40 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this charming three-bedroom, semi-detached home to the market. Being nestled in the heart of Indian Queens, this house provides a peaceful retreat while still being close to local amenities and transport links. In brief, the ground floor comprises of a light and airy entrance hallway with doors leading to an expansive lounge, ideal for relaxing or entertaining guests. From here you will find a well-equipped kitchen/diner, offering a perfect space for culinary enthusiasts, well-appointed wet room which offers convenience and comfort. On the first floor, there are three generous bedrooms. Externally, this property benefits from having a delightful enclosed rear garden, which has been mainly laid to lawn, ideal for enjoying some outdoor tranquillity or hosting summer gatherings. Additional benefits include off-road parking for two vehicles. The property is connected to mains electricity, water, and drainage. It is heated via electric heaters and falls under Council Tax Band B. This property is being sold with no onward chain as well as vacant possession and is in need of renovation throughout. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

The village of Indian Queens provides good travel links to the A30 providing easy access to all area of Cornwall. There are local amenities and even a primary school close by too. Newquay is only a short drive away where you'll be met with a variety of beaches including Tolcarne and Fistral. Within Newquay, you'll find a high street full of cafes, shops and activities suitable for all. Public transport links are strong, with Quintrell Downs station being less than a 5 minute drive away, as well as bus routes that'll take you in and around the county. Newquay Airport is a short drive away and is ideal for commuters or for those jet-setters amongst us.

### ENTRANCE HALLWAY

Frosted double glazed door. Skimmed ceiling. Wall mounted consumer unit. Skirting. Carpeted flooring. Door leading to:

### LOUNGE

13'10" x 11'3" (4.24m x 3.43m)  
Skimmed ceiling. Double glazed bay window to the front aspect of the property. Under-stairs storage cupboard. Multiple plug sockets. Electric storage heater. Television point. Skirting. Carpeted flooring.

### KITCHEN/DINER

17'0" x 11'1" (5.19m x 3.40m )  
Smoke alarm. Skimmed ceiling. Double glazed windows to the rear and side aspect of the property. Extractor fan. A range of wall mounted and based fitted storage cupboards. Space for an electric over, dish washer, fridge and freezer. Wash basin with drainage board. Multiple plug sockets. Electric storage heater. Skirting. Vinyl flooring. Doors leading to:

### WET ROOM

5'7" x 5'1" (1.71m x 1.55m )  
Skimmed ceiling. Extractor fan. Frosted double glazed window to the side aspect of the property. Splash back tiling. Electric shower. Wash basin. Vinyl flooring.

### INNER HALL

Skimmed ceiling. Doors leading to:

### DOWNSTAIRS W.C.

4'1" x 2'10" (1.26m x 0.87m)  
Skimmed ceiling. Frosted double glazed window to the side aspect of the property. Splash-back tiling. W.C. Vinyl flooring.

### FIRST FLOOR LANDING

Frosted double glazed door. Skimmed ceiling. Wall mounted consumer unit. Skirting. Carpeted flooring. Door leading to:

### BEDROOM ONE

17'3" x 12'1" (5.26m x 3.69m )  
Skimmed ceiling. Two double glazed windows to the front aspect of the property. Over-stairs storage cupboard as well as two further built-in storages cupboards, one of which houses the hot water cylinder. Television point. Electric storage heater. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

11'4" x 10'3" (3.46m x 3.14m )  
Skimmed ceiling. Double glazed window to the rear aspect of the property. Electric storage heater. Multiple plug sockets. Skirting. Wooden flooring.

### BEDROOM THREE

11'4" x 6'6" (3.47m x 1.99m )  
Skimmed ceiling. Double glazed window to the rear aspect of the property. Electric storage heater. Multiple plug sockets. Carpeted flooring.

### OUTSIDE

This property benefits from having a delightful enclosed rear garden, which has been mainly laid to lawn, ideal for enjoying some outdoor tranquillity or hosting summer gatherings.

### PARKING

This property has off road parking for two vehicles.

### SERVICES

The property is connected to mains electricity, water, and drainage. The heating is distributed via electric heaters and falls under Council Tax Band B.

### MATERIAL INFORMATION





#### Verified Material Information

Council tax band: B  
Council tax annual charge: £1821.97 a year (£151.83 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: None  
Heating features: Night storage  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access shower  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

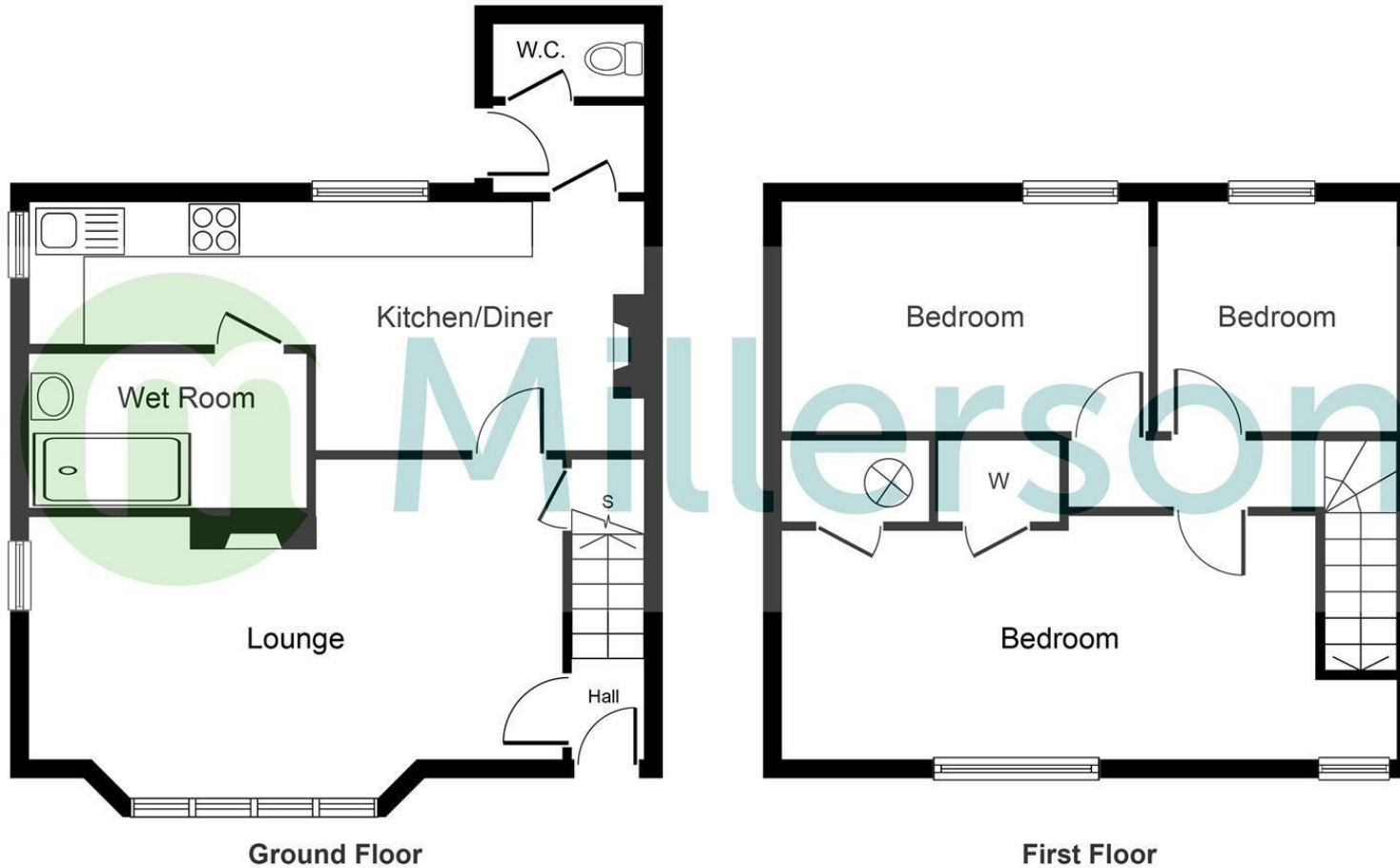


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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Directions To Property

When leaving Penhale, continue through Fraddon passing The Blue Anchor Inn on your righthand side. When approaching the roundabout, right the second exit towards Indian Queens. Continue along Chapel Road, taking a right onto Barnfield Terrace. The property will be located on your left hand side, where a Millerson "For Sale" board will be clearly visible and a member of the team waiting to greet you.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Valuation Request



Scan me!

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

