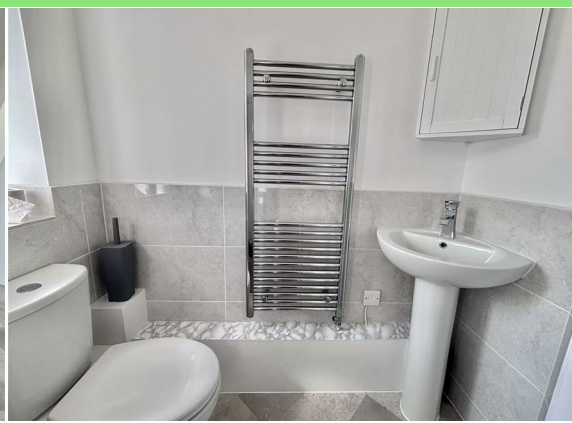




Trevine Meadows
Indian Queens
St. Columb
TR9 6NB

Guide Price £260,000

- NO ONWARD CHAIN
- OFF ROAD PARKING FOR TWO VEHICLES
- GOOD LINKS TO THE A30
 - THREE GENEROUS BEDROOMS
- FAR REACHING RURAL VIEWS
 - PERFECT FIRST HOME
 - IDEAL INVESTMENT
- ENCLOSED REAR GARDEN
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
 millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 807.29 sq ft



3



1



1



B83

PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this three-bedroom, end of terrace house, to the market. The property is set within a sought-after residential location and is perfect for those looking to take their first steps onto the property ladder.

Upon entering, you are welcomed into a bright and airy hallway with doors leading into an expansive lounge/diner perfect for entertaining, family gatherings or relaxing after a long day. A spacious kitchen, a culinary enthusiast's dream, making meal preparation a pleasure. On the first floor, you will find three generously sized bedrooms, a well-appointed bathroom - providing ample space for a growing family.

Externally, this property benefits from an enclosed rear garden perfect for relaxation, summer soirees or an ideal space for children to play. The property also benefits from having off-road parking for two vehicles. It is connected to mains water, gas, electricity and drainage. It also falls within Council Tax Band B. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The village of Fraddon 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.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC composite door. Skimmed ceiling. Smoke alarm. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

LOUNGE

14'9" x 10'7" (4.50m x 3.23m)

Skimmed ceiling. Double glazed window to the front aspect. Under-stairs storage cupboard. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

CLOAKROOM

5'10" x 2'9" (1.78m x 0.85m)

Skimmed ceiling. Extractor fan. Frosted double glazed window to the front aspect. Ceramic splash-back tiling. Heated towel rail. Wash basin with mixer tap. W.C. Vinyl flooring.

KITCHEN/DINER

18'8" x 9'11" (5.69m x 3.04m)

Skimmed ceiling. Recessed spotlights. Smoke alarm. Double glazed window to the rear aspect. A range of wall and base fitted storage cupboards and soft close drawers. Integrated fridge, freezer, eye-level, grill and four ring gas hob with an extractor hood over. Splash-back tiling. Wash basin with additional drainage board. Space for a washing machine, tumble dryer and dishwasher. Multiple plug sockets. Radiator. Skirting. Vinyl flooring. Double doors leading out on to the garden.

FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into a partial board loft space. Built-in storage cupboard which houses the consumer unit. Plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

12'0" x 9'7" (3.66m x 2.93m)

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

11'2" x 8'5" (3.41m x 2.59m)

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

6'3" x 5'2" (1.91m x 1.60m)

Skimmed ceiling. Extractor fan. Recessed spotlights. Frosted double glazed window to the rear aspect. Splash-back tiling. Mains fed shower over the bath. Wash basin with mixer tap. Heater towel rail. W.C. Vinyl flooring.

BEDROOM THREE

9'0" x 7'9" (2.75m x 2.37m)

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Television point. Multiple plug socket. Skirting. Carpeted flooring.

OUTSIDE

This property benefits from an enclosed rear garden - perfect for relaxation, summer soirees or an ideal space for children to play.

PARKING

The property also benefits from having off-road parking for two vehicles, an abundance of on-street parking can be found close by.



SERVICES

The property is connected to mains water, gas, electricity and drainage. It also falls within Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Allocated, On Street, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Loft access: No

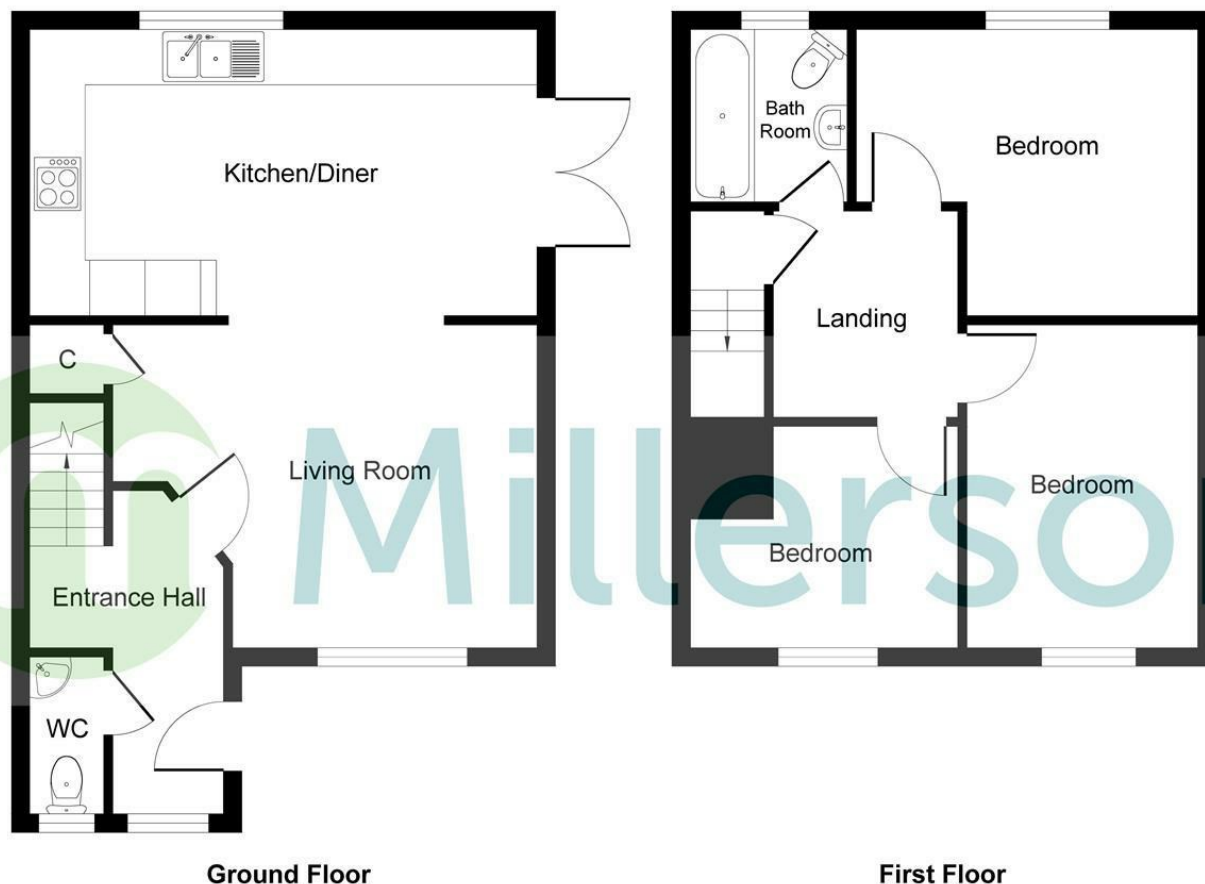
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



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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| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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