



Woodville , Mitchell, Newquay, Cornwall, TR8 5AR

A GENEROUSLY SIZED AND WELL-LOCATED CHARACTER COTTAGE IN A POPULAR VILLAGE BOASTING THREE BEDROOMS, TWO RECEPTION ROOMS, LARGE LOUNGE AND GARDEN WITH OUT-BUILDINGS. CHAIN FREE!

Guide Price £249,950
Freehold

our ref: CNN10138

KEY FEATURES



3

- CHARACTER COTTAGE
- 3 DOUBLE BEDROOMS
- GOOD SIZE GARDEN
- SEPERATE LOUNGE/DINER
- CHAIN FREE
- ORIGINAL FEATURES
- POPULAR VILLAGE LOCATION
- INTERNAL SHOWER ROOM
- OUT BUILDINGS
- GOOD TRANSPORT LINKS



2



1

Energy rating (EPC) **G**

Council tax band: **C**

SUMMARY

"Woodville" located in Mitchell, a very conveniently located, central country village with excellent transport links owing to the nearby A30. It sits within a triangle of three larger towns namely Newquay, Truro and Austell making it excellent for commuting. As a historic village this area oozes character with the area becoming increasingly more popular as a family location.

The Accommodation comprises of a main front door leading to a reception room which could easily be utilized as a dining room leading on to both lounge and kitchen.

The kitchen is a good size currently fitted with shaker style kitchen with both under and over counter units. The



kitchen also benefits from the original Rayburn, integrated oven and hob and space for white goods.

The lounge is dual aspect front to back with focal stone fireplace with space for a range of lounge furniture and also houses the stairs rising to the first floor.

The ground floor is a complete wraparound and can be utilized in many ways making it a fantastic entertaining space/ useful living area.

To the first floor there are three bedrooms and the shower room.

Externally the property features a large enclosed rear garden laid to established flower beds and lawn finished with block built out buildings, perfect for storage.

This character cottage is prime for modernisation and is being sold chain free.

Viewing is highly recommended

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ADDITIONAL INFO

Utilities:TBC

Broadband: Good. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: No

Heating and hot water: Both Electric

Construction: Stone

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance

Reception Room

12' 1" x 10' 5" (3.68m x 3.17m)

Lounge/Diner

22' 1" x 12' 2" (6.73m x 3.71m)

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

Bedroom 1

11' 3" x 10' 8" (3.43m x 3.25m)

Bedroom 2

12' 3" x 10' 3" (3.73m x 3.12m)

Bedroom 3

11' 0" x 9' 3" (3.35m x 2.82m)

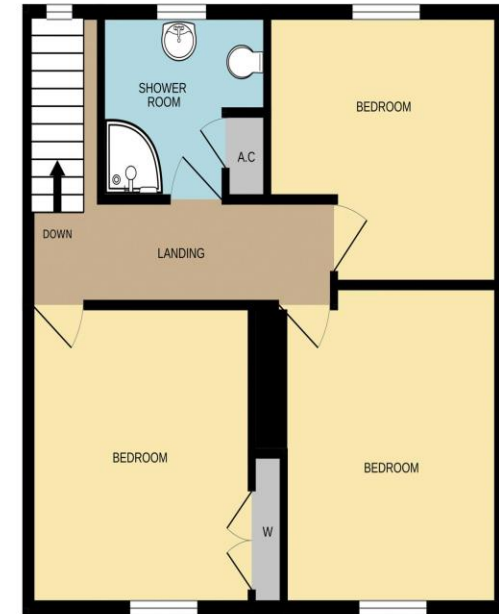
Bathroom

8' 0" x 6' 9" (2.44m x 2.06m)

GROUND FLOOR



1ST FLOOR



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