

EST. 1999

C A M E L

COASTAL & COUNTRY



8 Trevine Meadows

Indian Queens, St. Columb, TR9 6NB

Guide Price £260,000



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The Property

Tucked away in a small cul-de-sac in the heart of this Cornish village is a modern three-bedroom family home.

Offered CHAIN-FREE, the property is ready for immediate occupancy. The ground floor features a living room, semi open-plan to a well-fitted and spacious kitchen/diner, as well as a W.C. Upstairs, the first floor offers three bedrooms and a family bathroom. The kitchen benefits from French doors that open onto a generously sized, enclosed garden.

Indian Queens is a small, traditional Cornish village located near Fraddon, Newquay, and the A30. The area provides for all your daily shopping needs, including the Kingsley Village Shopping Centre. Newquay, with its stunning beaches, showcases the natural beauty Cornwall is renowned for, while the A30 offers excellent connectivity throughout the county - perfect for commuting to either coast or traveling further afield.

Entrance Hall

W.C

5'9 x 2'9 (1.75m x 0.84m)

Living Room

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

Kitchen/Diner

17'8 x 10'0 (5.38m x 3.05m)

Landing

Bedroom One

12'0 x 9'7 (3.66m x 2.92m)

Bedroom Two

11'1 x 8'4 (3.38m x 2.54m)

Bedroom Three

9'0 x 7'8 (2.74m x 2.34m)

To include the stair bulkhead.

Bathroom

6'0 x 5'3 (1.83m x 1.60m)

Gardens

The low maintenance gardens are laid out to the rear and side of the property and comprise or a decked area, area with artificial grass and gravelled storage space with garden shed.

Parking

Parking for two cars can be found to the side of the property

Directions

Sat Nav: TR9 6NB

What3words: ///ruffling.chips.indicate

For more information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1995 (assumed)

Construction Type: Block (Assumed)

Heating: Mains Gas central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: B(83)

Tenure: Freehold

Agents Notes

Tel: 01872 571454

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



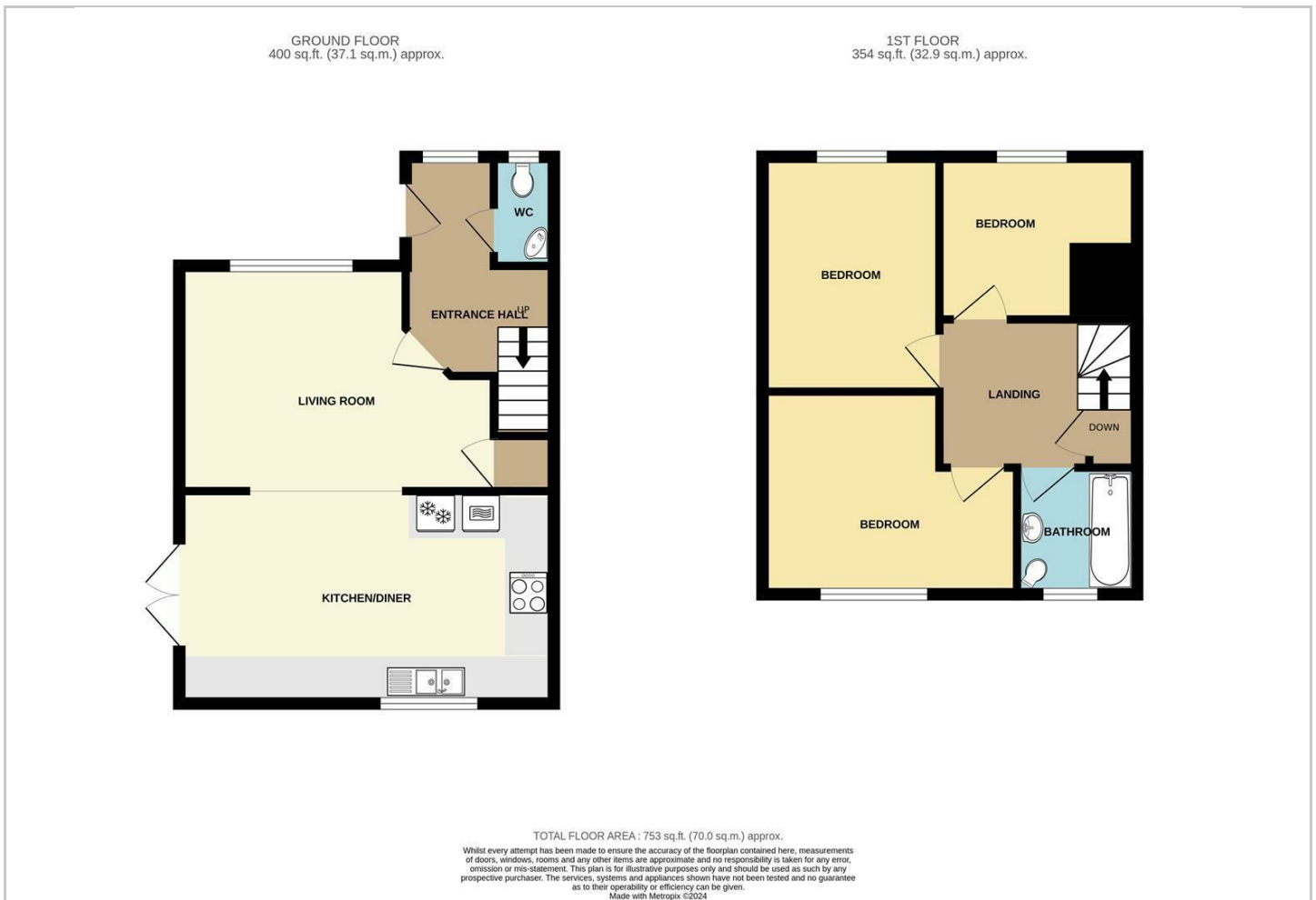
Hybrid Map



Terrain Map



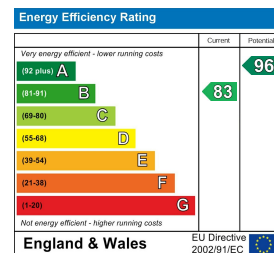
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.