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78 Kingsley Court, St. Columb TR9 6PD

£275,000

A BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME WITH DRIVEWAY PARKING FOR TWO CARS, A GARAGE AND A SUNNY, PRIVATE GARDEN LOCATED IN A TUCKED AWAY LOCATION WITH EASY ACCESS TO THE A30 AND JUST A FEW MINUTES WALK TO KINGSLEY VILLAGE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- MANY UPGRADES AND IMPROVEMENTS
- GARAGE AND DRIVEWAY
- OWNED SOLAR PANELS
- NEW WINDOWS AND FRONT DOOR
- NEW BOILER
- LPG HEATING

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DESCRIPTION:

This very well presented family home is located in a tucked away cul de sac. The Blue Anchor Inn is close by and many general local facilities and amenities can be found at Kingsley Village, just a couple of minutes walk away, which includes a Marks and Spencer's, Boots, TK Maxx, Starbucks, Mountain Warehouse and Next, as well as a Petrol Station and a McDonalds.

Fraddon benefits from being by-passed by the A30 providing good road communication links up and down the spine of Cornwall. The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 13 miles to the south-west, and being centrally located within Cornwall. This area provides easy access to the A30 and the larger towns of St Austell, Bodmin and Truro. The neighbouring village of Indian Queens has a Primary School and children in this area would naturally travel to Newquay for secondary education.

This property has been lovingly cared for and much improved by the current owners who have made many improvements and upgrades including the installation of solar panels, a new boiler, new windows and front door.

A hallway with stairs to the first floor guides you into the lounge which has a window to the front. This is a great size family room with plenty of space for lounge furniture and a useful area under the stairs ideal for the storage of toys or could be a great work from home space.

At the rear, with a window over looking the garden and a door to the side, the kitchen offers a good range of white, wood effect units with space for a fridge freezer, washing machine, oven and dish washer. There's ample space for a family dining table.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear. The larger two bedrooms have built in wardrobes and all three have modern, fresh decor and carpets.

Also on the first floor you will find the family bathroom which has a bath and shower over. There's also a storage cupboard and access to the loft which is partly boarded. This property has LPG heating throughout powered by a combination boiler that was replaced in 2020, (located in the kitchen.)

Externally, there's driveway parking for two cars and access to the single garage which has light and power. (The solar battery is in the garage.)

The garden at the rear is neat and easy to maintain with a lawned area and a patio off from the kitchen diner. There are two useful areas on both sides, one has a garden shed and the other is ideal for the storage of bins etc.

In summary, this property ticks many boxes for the family market looking for a 'turn key' ready home in a very convenient location close to the A30.

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Hallway
3.10m x 1.24m (10'2 x 4'1)

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Lounge
4.75m x 4.67m (15'7 x 15'4)

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Kitchen Diner
4.93m x 2.49m (16'2 x 8'2)

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Bedroom 1
3.48m x 2.82m (11'5 x 9'3)

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Bedroom 2
2.82m x 2.64m (9'3 x 8'8)

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Bedroom 3
2.54m x 1.88m (8'4 x 6'2)

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Bathroom
1.88m x 1.75m (6'2 x 5'9)

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Garage
4.93m x 2.54m (16'2 x 8'4)

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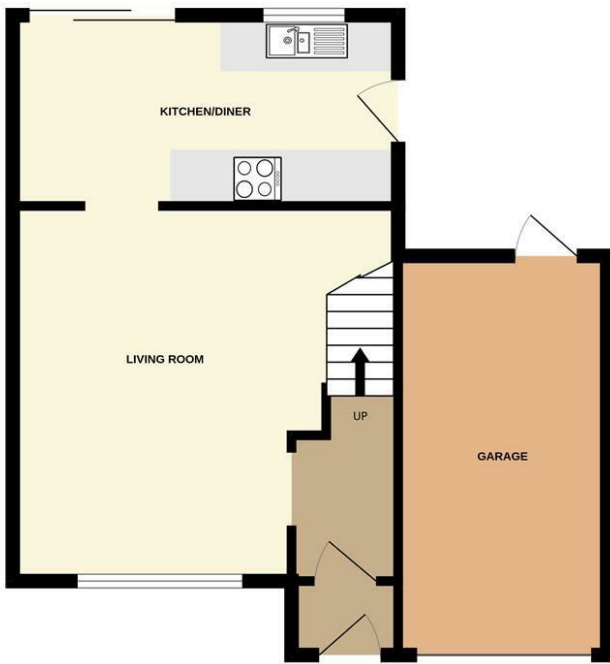
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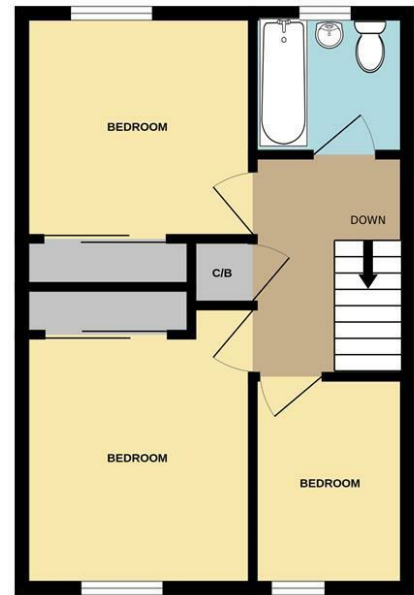
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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