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## 43 Kingsley Court, St. Columb TR9 6PD

**£215,000**

A VERY WELL PRESENTED TWO-BEDROOM LINK SEMI-DETACHED HOME WITH DRIVEWAY PARKING, 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 - Link Detached

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- TWO BEDROOM LINK SEMI DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- VERY WELL PRESENTED THROUGHOUT
- NEAT, WELL ESTABLISHED GARDEN
- ELECTRIC HEATING
- LAPSED PLANNING PERMISSION FOR REAR EXTENSION
- PLUMBING IN GARAGE FOR WASHING MACHINE

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#### DESCRIPTION:

This very well presented two bedroom home is located in a tucked away cul de sac at Kingsley Court. 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 over the years and benefits from modern fresh decor and floor coverings throughout.

An entrance porch guides you into the living room 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 rear, the kitchen offers a good range of cream, shaker style units with space for a fridge freezer, oven and dish washer. There's ample space for a family dining table.

Both bedrooms can be found on the first floor, one at the front and one at the rear. The larger of the two has built in mirrored wardrobes and both 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 access to the loft which is partly boarded. This property has electric night storage heating throughout with a water tank in the loft.

Externally, there's driveway parking for one car and access to the single garage which has light, power and plumbing for a washing machine.

The garden at the rear is neat and easy to maintain with a lawned area and a patio off from the kitchen diner. There's an abundance of planted beds with some mature plants and shrubs, a seating area and a garden shed. There's also rear access to the garage.

#### AGENT'S NOTE

This property has lapsed planning permission for an extension at the rear.

In summary, this property ticks many boxes for first time buyers or smaller families looking for a great home in a very convenient location close to the A30.

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Lounge  
4.47m x 3.81m (14'8 x 12'6)

Kitchen  
3.56m x 2.54m (11'8 x 8'4)

Bedroom 1  
2.84m x 2.57m (9'4 x 8'5)

Bedroom 2  
3.53m x 2.29m (11'7 x 7'6)

Bathroom  
1.88m x 1.65m (6'2 x 5'5)

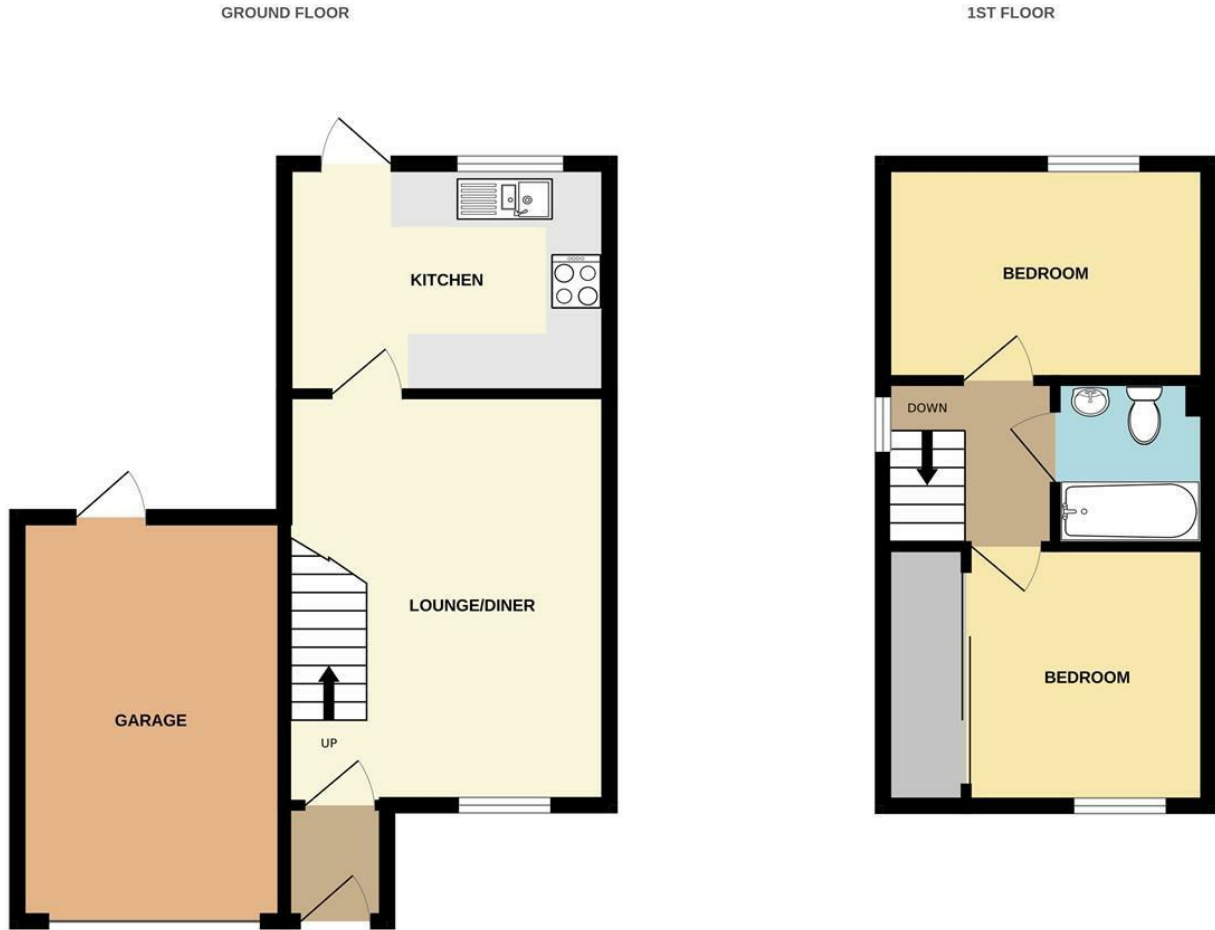
Garage  
4.95m x 2.57m (16'3 x 8'5)

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FLOORPLAN:



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	88
England & Wales	EU Directive 2002/91/EC	

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

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