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## 6 Wartha Mews, St. Columb TR9 6FF

**£195,000**

A VERY WELL LOOKED AFTER TWO DOUBLE BEDROOM HOUSE WITH A NEAT, LOW MAINTENANCE GARDEN, ALLOCATED PARKING AND OPEN PLAN ACCOMMODATION. THIS PROPERTY IS IDEAL FOR FTB AND IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

### FEATURES:

- TWO BEDROOM TERRACED HOUSE
- NEAT, SUNNY, LOW MAINTENANCE GARDEN
- ALLOCATED PARKING
- NO ONWARD CHAIN
- EPC AND FLOOR PLAN TO FOLLOW
- DOWNSTAIRS CLOAKROOM
- ALL MAINS SERVICES
- OPEN PLAN LIVING
- WELL LOCATED WITH EASY ACCESS TO THE A30
- IDEAL FOR FTB

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#### DESCRIPTION:

The mid-County village of Fraddon is particularly well connected with easy links to the A30 ensuring commuters can easily gain access to Truro, St Austell and Bodmin. Located between the neighbouring villages of Indian Queens and St Columb Road, Fraddon has a thriving community and offers plenty of day to day amenities including a co-op, doctors' surgery, various takeaways, and a traditional village pub.

The nearest Primary School at Indian Queens is very well-regarded with secondary education options in Newquay and Brannel.

The Kingsley Village shopping destination is just a few minutes down the road and features a Marks & Spencer superstore along with other well-known stores including Boots, Mcdonalds and Starbucks. The coastal town of Newquay is around seven miles away, providing plenty of restaurants, cafes, bars and shops, not to mention some of the most stunning coastline on the north coast!

This property has been well looked after by the current owner and has well proportioned accommodation with a neat, low maintenance garden and parking at the rear.

The front door opens into an open hallway where you will find a useful cloakroom. The kitchen area has a window to the front and a modern range of modern cream units with space for a washing machine and fridge freezer with an electric oven and hob. From here, the living area which has French Doors opening to the rear is a great size with ample space for lounge and dining furniture and stairs guiding you to the first floor.

Both double 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 wardrobes and the bathroom is immaculately presented with a bath and shower over.

From the first floor landing, there's access to the loft. This property has gas central heating and upvc double glazing. This property is in great condition throughout with modern, neutral decor and a mixture of carpets and laminate flooring.

At the rear, the garden is neat and low maintenance laid with patio slabs with steps leading up to the rear where you will find the allocated parking space. There's an annual service charge of £200.00 for the maintenance of the car park and front walkway. The shed in the rear garden is included.

In summary, this property is perfect for first time buyers and ready to move into. It's conveniently located and offered with no onward chain.

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Kitchen Area  
3.71m x 2.67m (12'2 x 8'9)

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Lounge Area  
4.29m x 2.57m (14'1 x 8'5)

.

Cloakroom  
1.22m x 0.99m (4'0 x 3'3)

.

Bedroom 1  
3.71m x 2.95m (12'2 x 9'8)

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Bedroom 2  
2.64m x 2.64m (8'8 x 8'8)

.

Bathroom  
1.85m x 1.75m (6'1 x 5'9)

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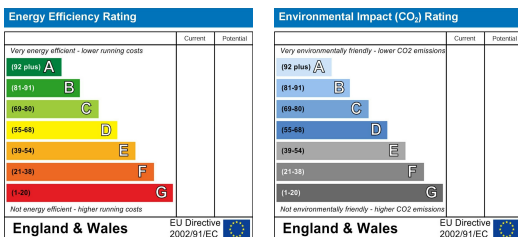
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**FLOORPLAN:**



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