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44 Penhale Gardens, St. Columb TR9 6NZ

£220,000

A VERY WELL PRESENTED AND MUCH IMPROVED TWO-BEDROOM LINK SEMI-DETACHED HOME WITH DOUBLE DRIVEWAY PARKING, A GARAGE AND A WELL ESTABLISHED, BEAUTIFULLY CARED FOR 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 - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- VERY WELL PRESENTED TWO DOUBLE BEDROOM PROPERTY
- GARAGE AND DOUBLE DRIVEWAY
- REPLACEMENT KITCHEN WITH UNDER-FLOOR HEATING
- UPGRADED ELECTRIC HEATING
- LOVINGLY CARED FOR AND VERY WELL ESTABLISHED REAR GARDEN
- SPACIOUS, WELL PROPORTIONED ACCOMMODATION
- NO ONWARD CHAIN

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DESCRIPTION:

This very well presented two bedroom property is located in a tucked away cul de sac within the ever popular 'Penhale Gardens' estate. There are many amenities close by including The Blue Anchor Inn and Kingsley Village is 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 replaced the kitchen and installed underfloor heating in this area in recent years.

An entrance porch guides you into the living room which has a window to the front and stairs to the first floor. This is a good size family room opening into the kitchen diner at the rear. The kitchen diner which has a window to the rear benefits from a generous range of cream gloss units with space for a fridge freezer and dish washer with an electric hob and oven. (The current owners installed under-floor heating when the kitchen was replaced.). From the kitchen, there's access to the rear garden.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear, the largest having a large built in wardrobe which is included in the sale. Also, on the first floor the family bathroom is very well presented and features a walk-in double shower.

This property has upgraded electric heating with a water tank in the airing cupboard in the second bedroom.

Externally, at the front, there's a double driveway with ample parking and access to the garage and at the rear, the garden which is westerly facing has been beautifully cared for with an abundance of planted borders, a lawned area, and an extended patio. It is private, sheltered and enclosed.,

In summary, this property would suit a first time buyer looking to get their foot on the property ladder. It is well located and ready to move in to with no onward chain.

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Porch
1.32m x 1.27m (4'4 x 4'2)

Lounge
4.57m x 3.53m (15'0 x 11'7)

Kitchen
3.66m x 2.59m (12'0 x 8'6)

Bedroom 1
2.95m x 2.26m (9'8 x 7'5)

Bedroom 2
2.92m x 2.84m (9'7 x 9'4)

Bathroom
1.91m x 1.68m (6'3 x 5'6)

Garage
4.95m x 2.54m (16'3 x 8'4)

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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) A		88
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E	50	
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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