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## 10 The Mowie, Indian Queens TR9 6GZ

**£210,000**

A BRILLIANT EXAMPLE OF A ONE BEDROOM SEMI DETACHED BUNGALOW WITH A PRIVATE, ENCLOSED GARDEN AND DRIVEWAY PARKING. THIS PROPERTY OFFERS WELL PROPORTIONED ACCOMMODATION AND IS LOCATED IN A TUCKED AWAY CUL DE SAC YET OFFERS EASY ACCESS TO THE A30 AND THE NEARBY AMENITIES.

**PROPERTY TYPE:** Bungalow - Semi Detached

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

### FEATURES:

- ONE BEDROOM SEMI DETACHED BUNGALOW
- NEAT, LOW MAINTENANCE GARDEN
- DRIVEWAY PARKING
- VERY WELL PRESENTED THROUGHOUT
- BUILT IN 2010
- TUCKED AWAY QUIET CUL DE SAC
- EASY ACCESS TO THE A30 AND NEARBY AMENITIES

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#### DESCRIPTION:

Welcome to Number Ten, The Mowie, a deceptively spacious and very well presented bungalow located in a tucked away position within the mid county village of Indian Queens which offers a good range of day to day amenities including a convenience store, a garage, a Primary School and the locally famous 'Port and Starboard' fish and chip shop!

The neighbouring villages of Fraddon and St Columb Road are within a mile or so and the A30 is approximately a 5 minute drive making a commute to Truro, Newquay, Bodmin or St Austell very accessible. The Kingsley Village shopping park offering a Marks and Spencer, Next, Starbucks and many more high street stores is just a few minutes drive away and the beautiful beaches of Newquay are about 7 miles away where you will find a vibrant array of shops, bars and cafes along with two secondary schools.

This property has been lovingly cared for by the same owners since new, it's well proportioned, bright and spacious with a neat, private garden and driveway parking.

A welcoming entrance hallway guides you into this property where you will find the lounge on the right with a window to the front, a bright, sunny room with ample space for plenty of furniture. On the left, the bathroom features a bath with a shower over with a window to the front.

At the rear, you will find the double bedroom which has plenty of built in storage with mirrored wardrobe doors and the kitchen diner which is a great size with ample space for a dining table and doors opening into the rear garden. Practically, the kitchen has a good range of cream, shaker units with space for a fridge freezer and washing machine. The oven and gas hob are integrated.

This property has gas central heating and upvc double glazing throughout.

Externally, at the front you will find driveway parking for one car, there's a gate to the side allowing access to the rear garden which is sheltered and private. There's a good size lawned area with plenty of planted borders and a garden shed along with a decked area to enjoy the last of the evening sun.

In summary, this property would be perfect for first time buyers or perhaps those down sizing. It's in great condition with a gorgeous garden and driveway parking in a tucked away cul de sac location.

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Hallway  
2.95m x 1.45m (9'8 x 4'9)

.

Lounge  
4.09m x 3.25m (13'5 x 10'8)

.

Kitchen Diner  
4.29m x 3.25m (14'1 x 10'8)

.

Bedroom  
3.86m x 3.81m (12'8 x 12'6)

.

Bathroom  
2.26m x 1.98m (7'5 x 6'6)

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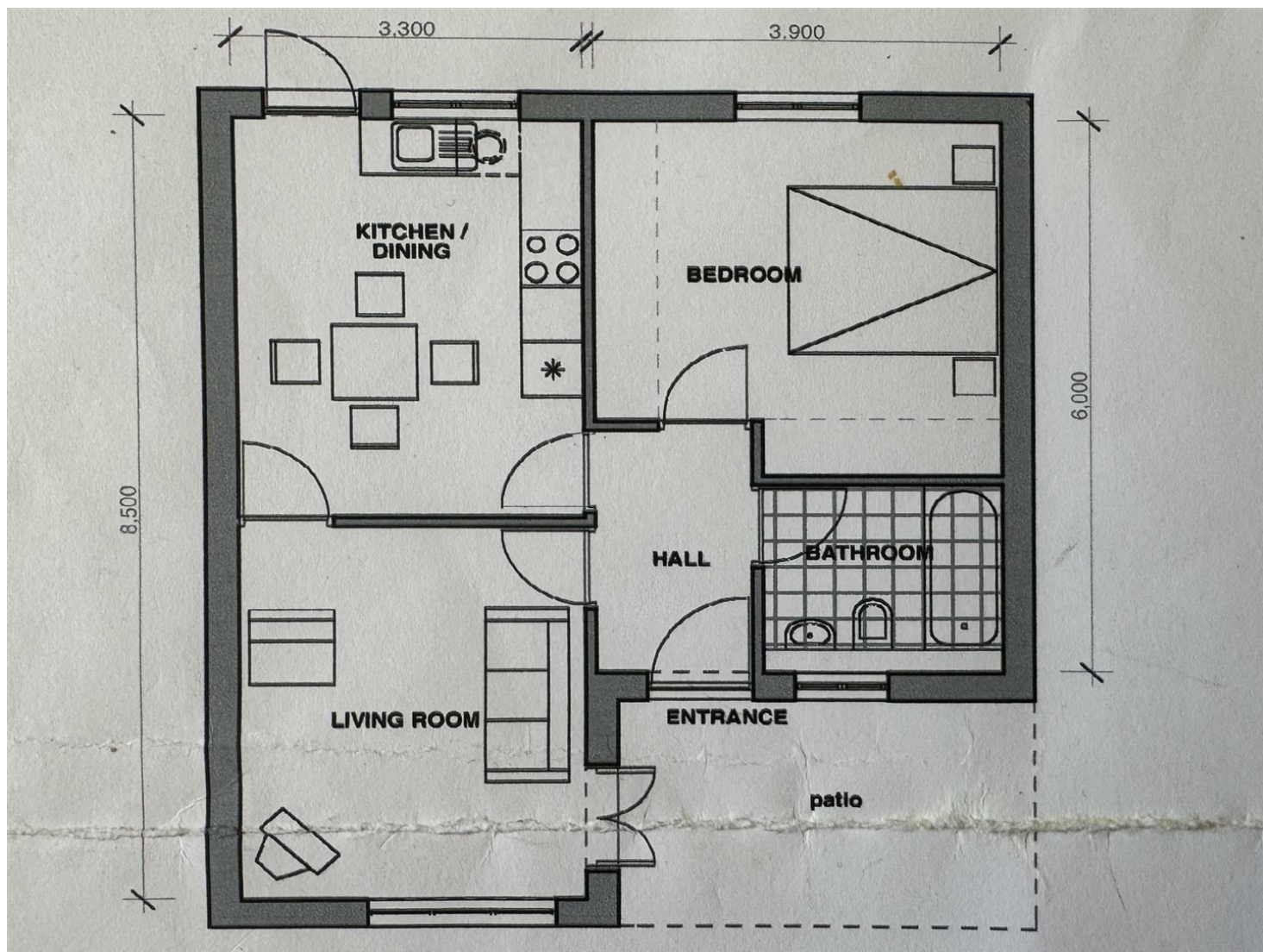
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**FLOORPLAN:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C			76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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