



3 Seaview Terrace



A30(T) 1 mile Kingsley Village and Fraddon
1.25 miles

A period three storey terraced house, dedicated parking area, rear garden and enjoying panoramic countryside views

- In Need of Updating and Improvement
- Small Hall
- 2 Reception Rooms
- Kitchen
- 3 Bedrooms & Bathroom
- Low walled Front Garden Area
- Rear Garden
- Car Parking Area
- Freehold
- Council Tax Band B

Guide Price £209,950

SITUATION

Rurally situated in an elevated position, the property comprises one of a terrace of well-known period properties - all of which enjoy tremendous and distant views over west Cornwall, and as the name suggests, as far as the sea in the distance.

In addition to general local facilities and amenities is Kingsley Village, about 1.25 miles, which includes a Marks and Spencer's, Boots, TK Maxx, Starbucks, Mountain Warehouse and Next, as well as a Garage filling station, MacDonalads, Public House and Premier Inn.

There is a junction to the A30(T) about a mile to the north, 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 14 miles to the south-west, and being centrally located within Cornwall, both north and south coasts can be readily accessed.

DESCRIPTION

There is a car parking area for a number of vehicles about 40 yards to the north of the property.

The pedestrian approach is via a wrought iron gate to a low block and stone walled low maintenance garden area, from which an opaque part glazed door with matching headlight opens to a small Hall. the Hall in turn opens to a well-proportioned Living Room which fully enjoys the tremendous views to the west, and adjacent is a Sitting Room with a fireplace with timber surround and mantle and inset oil flame burner (disconnected) with adjacent built-in full height cupboard.

On a lower ground level is a Kitchen (low ceiling height) which includes a matching range of base and eye level units including

a stainless steel single drainer sink unit with mixer tap, inset electric cooker, four electric rings and from which a door opens to a rear enclosed Porch.

On the first floor, off a Landing with low balustrade, are three Bedrooms and a Bathroom including a panelled bath, wc and pedestal washbasin.

In general, 3 Seaview Terrace presents spacious accommodation enjoying the tremendous views and which is in need of updating and improvement.

Outside to the west is a long, fenced, garden which houses the oil tank and includes an old decked area for seating and taking in the views.

RIGHT OF WAY

Being one of a terrace of similar properties, there is a common right of way via rear path through each property to access thereto.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Kingsley Village at Fraddon turn right towards the A30 and Grampound Road. Drive under the A30 continuing towards Grampound Road and drive for about $\frac{3}{4}$ mile. On reaching the Slow sign and the No Footway 250 Yards sign, slow down and turn right just before Seaview Terrace and sharp right again into the car parking area which belongs to 3 Seaview Terrace.

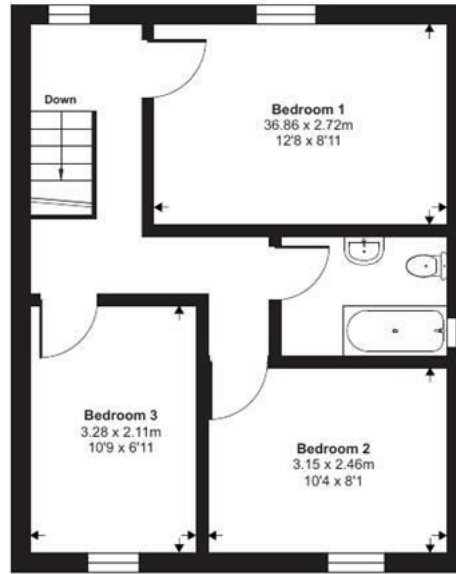
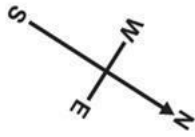
SERVICES

Mains electricity and water connected. Private drainage (type unknown). Oil-fired central heating. Broadband; Standard and Ultrafast available (Ofcom). Mobile coverage: Indoors – EE, Three and Vodafone limited. Outdoors – EE, Three, O2 and Vodafone likely (Ofcom).

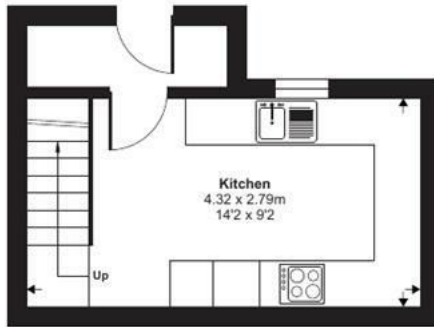


Approximate Area = 1002 sq ft / 93 sq m

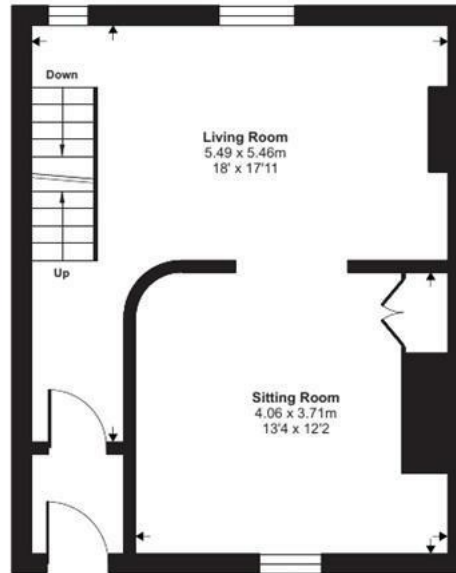
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First Floor



Lower Ground Floor

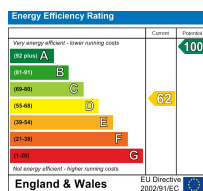


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1160194

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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