



8, Trevine Meadows, Indian Queens, TR9 6NB

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Agencies

A fantastic opportunity to own this beautiful three-bedroom family home in Indian Queens, St Columb. The property features a spacious open-plan living area with patio doors opening to a low-maintenance garden and a convenient downstairs WC. The principal bedroom offers breathtaking views of the surrounding countryside, complemented by two additional bedrooms and a family bathroom. This modern home is perfect for a starter family or first-time buyer seeking comfort and convenience. The property boasts quick access to the A30 with links up and down Cornwall, and with it being in close proximity to local schools and shops, this is not one to be missed. Early viewing is highly recommended.

£265,000 Freehold

Key Features

- Perfect Starter Home
- 3-Bedroom Family Home
- Open Plan Living Area
- Parking for Two Cars
- Cul-de-sac location
- Easy Access to the A30
- Low Maintenance Garden

Location

Nestled in the charming village of Indian Queens, this location offers an idyllic setting perfect for families. This delightful property is surrounded by scenic countryside, providing a peaceful retreat while still being conveniently close to local amenities. Indian Queens boasts a strong sense of community, with nearby shops, schools, and recreational facilities. The stunning Cornish coastline and popular attractions such as Newquay and the Eden Project are just a short drive away, making this location an ideal blend of tranquility and accessibility.





The Property

Entering the property through the composite entrance door and stepping into the hallway with a double glazed window allowing plenty of natural light into the area. There is a wooden door which opens into the downstairs WC equipped with a close coupled WC, pedestal wash hand basin with mixer tap, heated towel radiator and half height tiled walls as well as an opaque double glazed window and extractor.

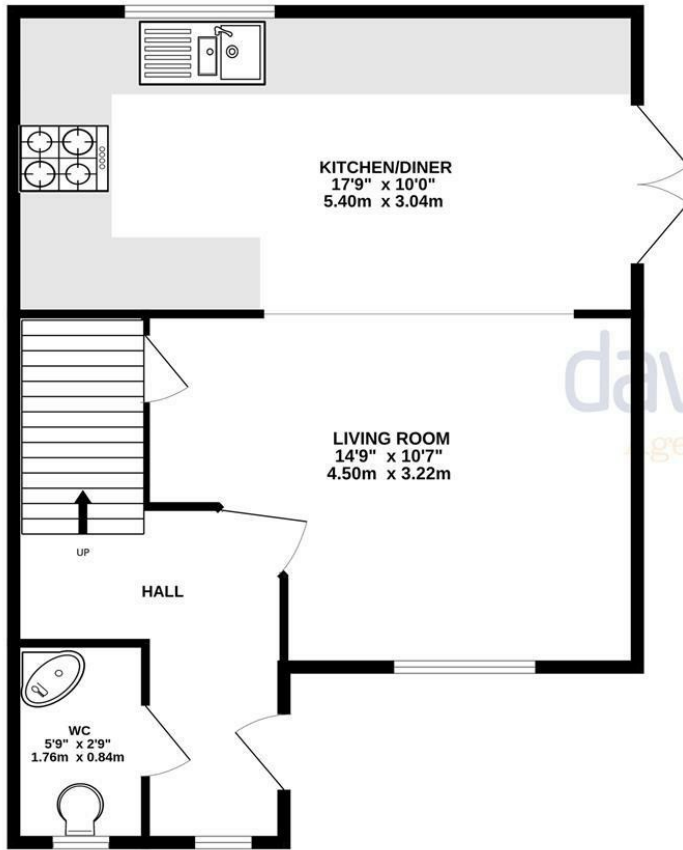
Opening into the open plan living area, this large room offers a large double glazed window, under stairs storage cupboard and an opening leading through to the kitchen/dining area. The modern fitted kitchen includes a range of wall base and draw units with roll top work surfaces over and inset stainless sink with built in drainer and double glazed window above. Integrated appliances include a fridge freezer, electric oven with separate grill above, dishwasher and four ring gas hob with extractor. There is also space and plumbing for a freestanding washing machine and tumble dryer A set of patio doors lead you into the sun-filled garden.

Upstairs, the spacious first-floor landing provides access to subsequent accommodation and loft access as well as an airing cupboard. The principal bedroom is equipped with a radiator and double glazed windows where the stunning countryside views can be appreciated. Bedroom two is a double with a window to the front elevation, with bedroom three being perfect as a home office or single bedroom. The family bathroom features a single panel bath unit with a mains overhead shower, a pedestal wash hand basin with mixer tap, partially tiled walls, and a close-coupled WC with dual flush. An opaque window looks out to the rear of the property.

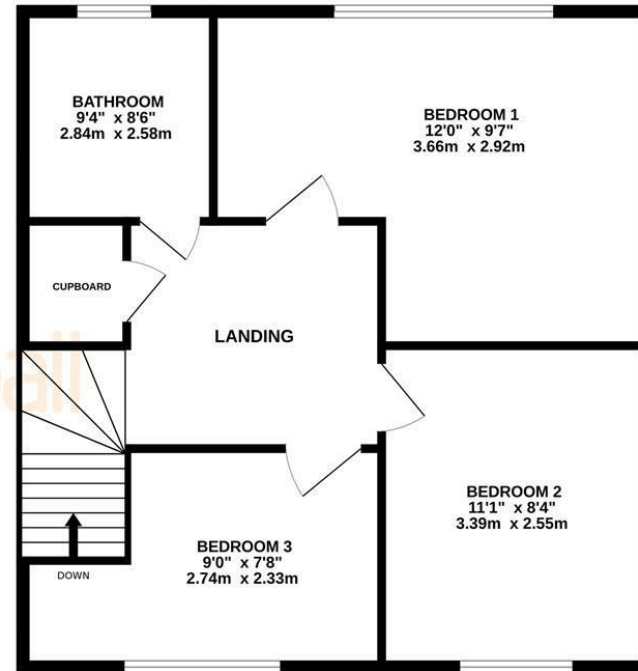
Externally

To the front of the property is parking for two cars on a brick paved drive with steps leading to the front door. To the rear of the property is an enclosed low maintenance landscaped garden laid mainly with artificial turf, and a raised decking area to enjoy the sun, complete with a wooden gate leading out to the driveway.

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(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	

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