



60, Kingsley Court, St. Columb, TR9 6PD

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Agencies



Situated in the popular Kingsley Court is this beautifully presented terraced TWO double bedroom house with accommodation comprising lounge, brand new kitchen and family bathroom. The property is complimented with electric heaters and uPVC double glazing throughout, parking for two cars a garage and enclosed rear garden. NEW ELECTRIC HEATING. NEW KITCHEN 2022. NO CHAIN.

**£215,000 Freehold**

## Key Features

- CHAIN FREE
- MODERN FITTED KITCHEN
- GARAGE AND OF STREET PARKING
- VIEWING HIGHLY RECOMENDED
- IDEAL FIRST HOME OR INVESTMANT
- UPVC DOUBLE GLAZING
- CUL-DE-SAC-LOCATION

## LOCATION

Kingsley Court is located in the village of Fraddon just a short walk to the various amenities including the popular Kingsley Village retail park which has a Next store, Marks & Spencer, Boots, Mountain Warehouse, Starbucks, restaurants and petrol station. A very convenient location for nearby towns Newquay, St Austell and Truro. and the A30 can be accessed within minutes. The neighbouring town of St Columb and the villages of Indian Queens and St Columb Road are in very close proximity. The town of Newquay is within 7 miles and offers a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There are buses and trains to outlying areas and Newquay Airport is approximately 7 miles distance from the town.

## ENTARNCE PORCH

4'3" x 3'2" (1.32 x 0.99)

Door leading to







## **LOUNGE**

**14'10" x 11'8" (4.54 x 3.57 )**

UPVC double glazed window to the front aspect. Night Storage Heaters. Stairs rising to first floor. Door leading to

## **KITCHEN**

**11'9" x 8'11" (3.60 x 2.74)**

UPVC double glazed window to the rear. UPVC obscure double glazed door leading to the rear enclosed garden. Range of base, wall and drawer unit with roll top work surface over. Stainless steel sink unit with drainer. Electric four ring hob with stainless steel extractor hood over. Electric oven. Space for washing machine.

## **BATHROOM**

Panel bath with electric shower head over. Close coupled WC. Pedestal wash hand basin with hot and cold taps. Extractor fan.

## **BEDROOM ONE**

**9'9" x 8'4" (2.99 x 2.56 )**

UPVC double glazed window to the front aspect. Electric wall mounted radiator. Built in cupboard and shelving.

## **BEDROOM TWO**

**11'8" x 7'8" (3.57 x 2.34)**

UPVC double glazed window to the rear. Electric wall mounted radiator.

## **EXTERIOR**

There is an enclosed rear garden laid mainly to lawn. Rear access to garage. There is off street parking for two cars. AN area of lawn with A pathway leading to the front door.

## **GARAGE**

**16'3" x 8'3" (4.97 x 2.52)**

Up and over GARAGE doors.

## **AGENTS NOTE**

Mains electric, water and drainage can be found at the property, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agents. Prospective purchasers are advised to make their own enquiries.

## **CORNWALL COUNCIL TAX BAND B**



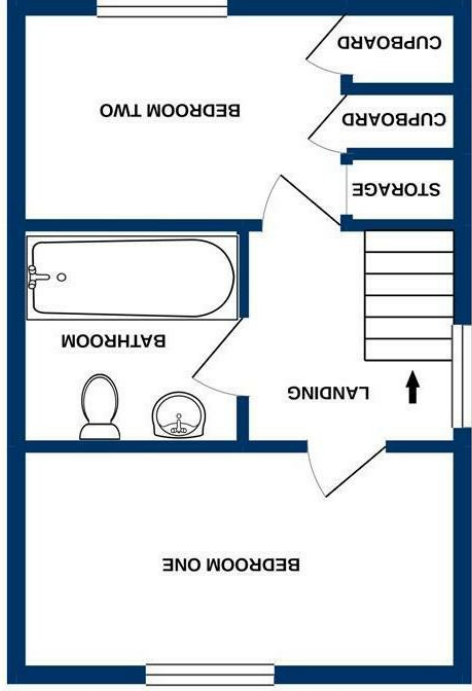




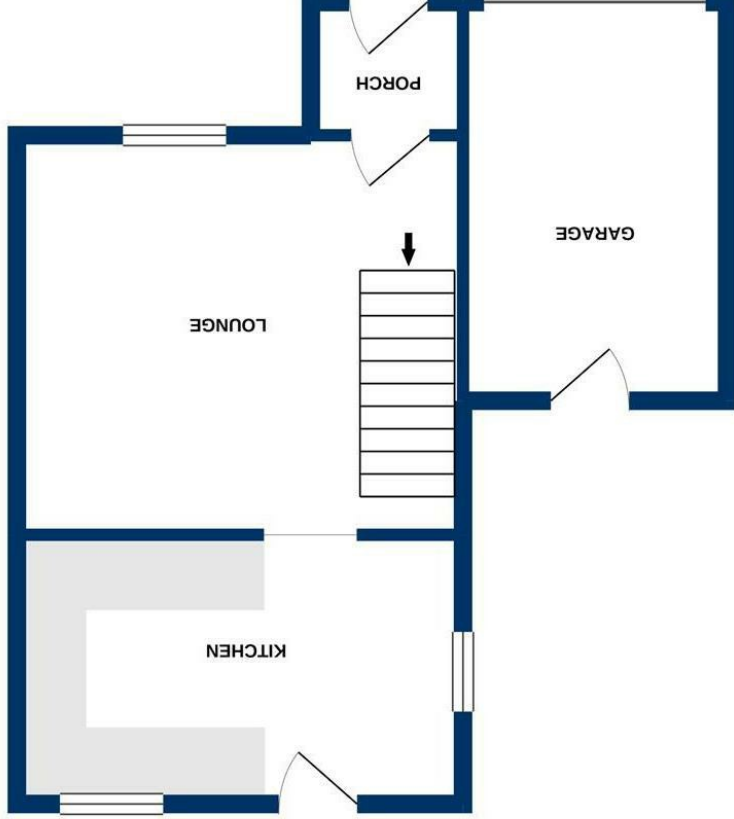
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1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		
Current	Potential	
		83
		62

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