

90 Kingsley Court, St. Columb, Cornwall TR9 6PD



WELL PRESENTED THROUGHOUT | CENTRAL CORNWALL LOCATION | 2 bedroom link terraced house set in a quiet cul-de-sac with a garage, ample driveway parking and an enclosed south-west facing rear garden.

- Good size rear garden and terrace
- Modernised fully tiled shower room
- Popular central Cornwall location
- Driveway and garage with new uPVC sliding door unit
- Great investment property or First Time buy
- Oil central heating & uPVC double glazing throughout
- Recently fitted carpets and decoration throughout
- Potential rental of £850pcm

Price £239,950 Freehold

Located in a true central Cornwall location, 90 Kingsley Court offers a wonderful flexible starter home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

ENTRANCE HALL

Consumer unit. Central ceiling light. Radiator. Further door to the:

LOUNGE

Front aspect window. Radiator. TV point. Staircase ascending to the First Floor. Access to the:

KITCHEN/DINER

Range of floor and wall mounted shaker style kitchen units under a woodblock effect laminate worktop. New oven and 4 point hob unit with extractor canopy over. Single drainer stainless steel sink. Recess and plumbing for washing machine or dishwasher. Radiator. Window unit. Door to the rear decking.

BEDROOM 2

Front aspect with a full length wardrobe and further cupboard over the stairs.

BEDROOM 1

Rear south facing aspect room.

SHOWER ROOM

White bathroom suite comprising of a low level WC, Pedestal basin, mains powered shower with glass screen. Floor to ceiling slate effect ceramic tile throughout. Mains fed stainless steel towel rail.

GARAGE/UTILITY

The garage has a new uPVC door unit from the front with the current owners considering additional internal accommodation under permitted development. Multiple socket points and ceiling light. The ceiling has been boarded to create further storage space. A dividing wall has been erected to the rear currently used as a utility room. This houses the oil central heating boiler that provides the hot water and central heating throughout. Recess and plumbing for washing machine and ample space for a tumble dryer.

OUTSIDE FRONT

Tandem driveway parking for 3 vehicles with a large grassed front garden.

OUTSIDE REAR

South West facing decked terrace leading to the rear of the garage and steps down to the rear garden. Oil tank. Rear mainly laid to lawn with a walled boarder with some mature trees.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

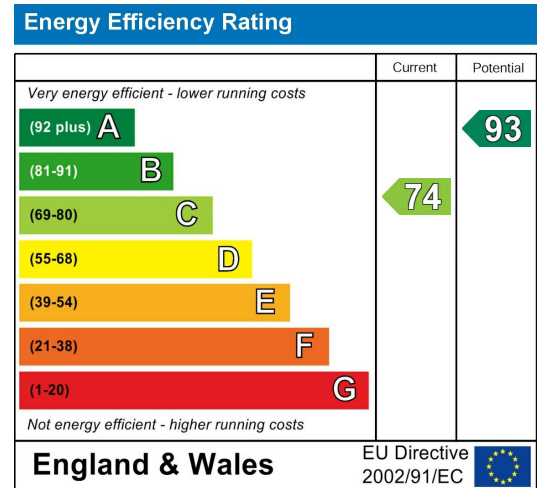
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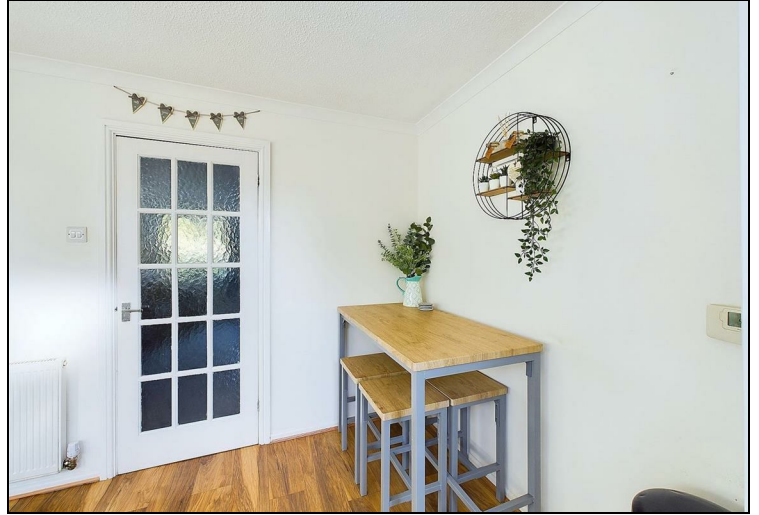
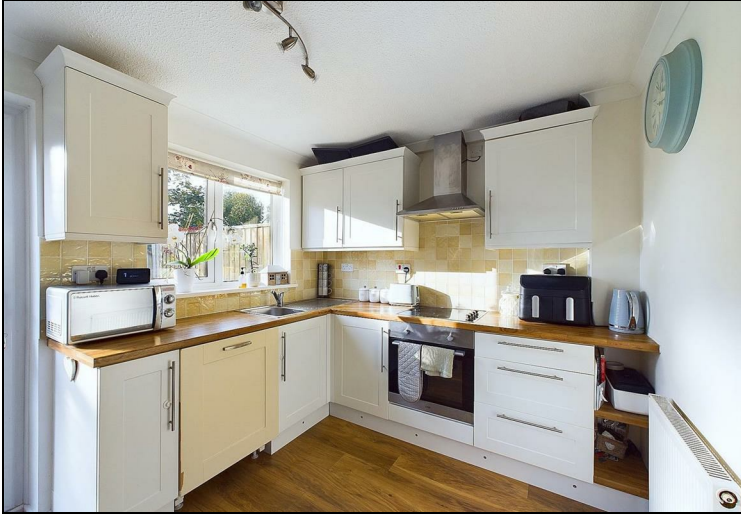
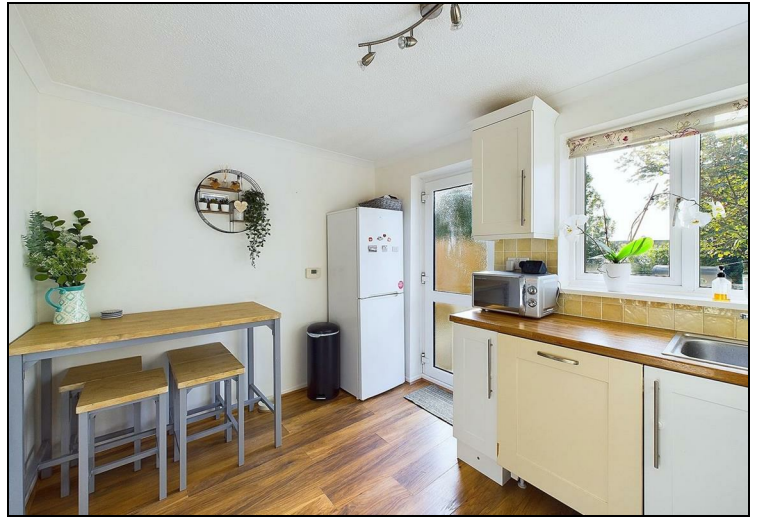
BROADBAND AND MOBILE COVERAGE AVAILABILITY

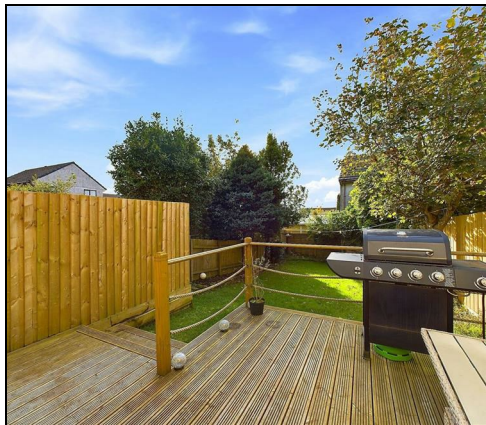
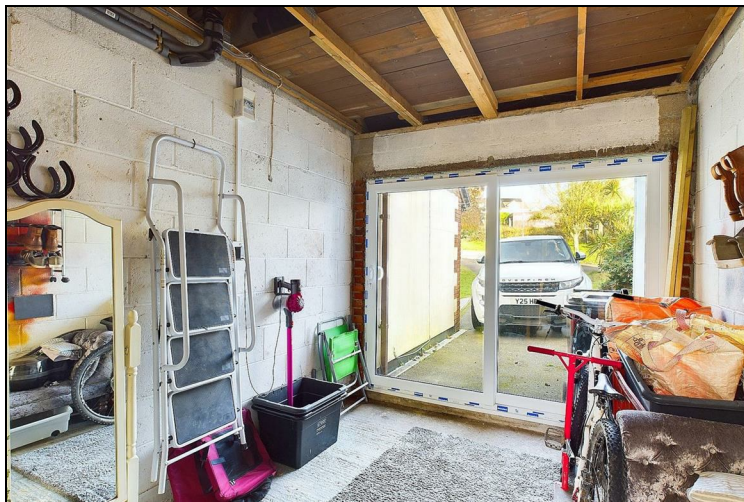
Fastest available download speed: Ultrafast - up to 1000Mbps

Mobile coverage: Likely/limited

(Source: OFCOM)







Approximate total area⁽¹⁾

62.35 m²
671.11 ft²

Reduced headroom

1.45 m²
15.60 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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