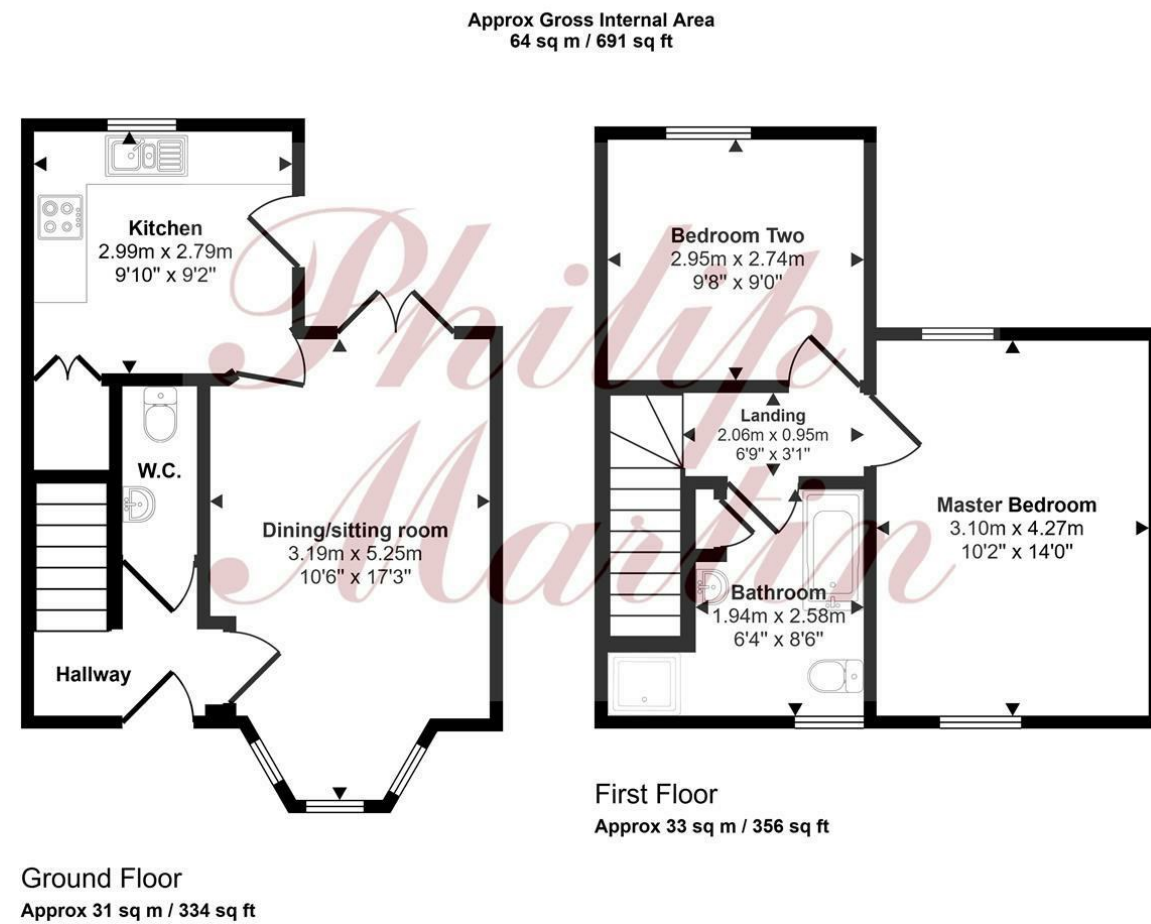


PARKA ROAD, ST. COLUMB

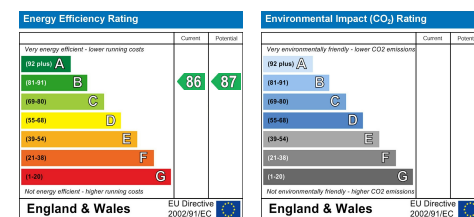


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- RURAL VIEWS
- DOUBLE GLAZING
- OFF ROAD PARKING
- PRIVATE GARDEN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

- (a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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4A MOORLAND PLACE, PARKA ROAD, ST. COLUMB, TR9 6PF
TWO BEDROOM MODERN PROPERTY WITH OFF ROAD PARKING

4A Moorland Place is a well presented two bedroom modern property enjoying far reaching rural views towards Newquay. In all the accommodation comprises; dining/sitting room, kitchen and W.C to the ground floor. To the first floor are two double bedrooms and a bathroom. Outside the property is a low maintenance enclosed back garden as well as parking for two cars.

EPC - B. Freehold. Council Tax - B.

GUIDE PRICE £199,950

GENERAL COMMENTS

4A Moorland Place is a well presented two bedroom modern property enjoying far reaching rural views towards Newquay. Perfect for a first time buyer located between the villages of Fraddon, St Columb and Indian Queens. In all the accommodation comprises; dining/sitting room, kitchen and W.C to the ground floor. To the first floor are two double bedrooms and a bathroom. Outside the property is an enclosed rear garden geared for low maintenance as well as off road parking for two cars.

LOCATION

The property is located on Parka Road, within easy reach of the neighbouring villages of Fraddon, Indian Queens, and St Columb Road. Together, these communities offer a variety of amenities, including a Co-op supermarket, Post Office, pubs, doctor's surgery, fish and chip shop, Chinese restaurant, and a primary school. The A30 is less than a mile away, providing convenient access to nearby towns such as Newquay, Bodmin, and St Austell.

GROUND FLOOR

ENTRANCE HALL

W.C.

Pedestal hand wash basin and low level w.c.

DINING/SITTING ROOM

10'5" x 17'2" (3.19m x 5.25m)
Light and spacious room with a bay window and double doors out onto the rear garden allowing for indoor outdoor living.



KITCHEN

9'9" x 9'1" (2.99m x 2.79m)
Comprising a range of base and eye level units with a worktop over and tiled splashbacks. Inset sink and drainer with window overlooking rear garden and door to patio. Integrated electric oven and gas hob with extractor fan over.

FIRST FLOOR

MASTER BEDROOM

10'2" x 14'0" (3.10m x 4.27m)
Dual aspect room with a radiator below the rear window.

BEDROOM TWO

9'8" x 8'11" (2.95m x 2.74m)
Double bedroom with a window to the rear over looking the country side and radiator below.

BATHROOM

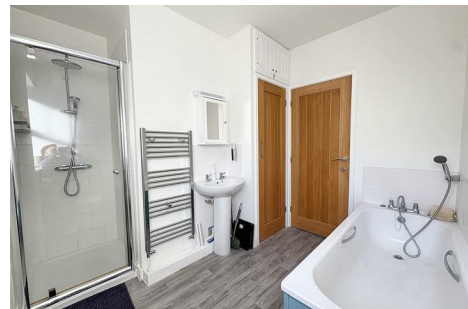
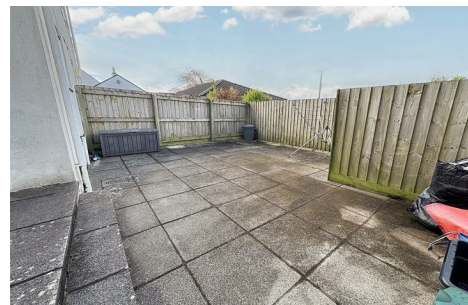
6'4" x 8'5" (1.94m x 2.58m)
Large shower cubical and bath with pedestal hand wash basin and low level w.c. Frosted window to front, heated towel rail extractor fan.

OUTSIDE

At the front of the property, there is gated access leading to the entrance door. The rear garden is enclosed and designed for low maintenance, featuring a patio area and fencing that provides a good level of privacy. To the side of the property, there are two parking spaces with the property.

SERVICES

Mains electricity, water, drainage and gas



N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold

DIRECTIONS

Coming in from Fraddon you follow the B3275 over the mini roundabout down the the main Vincent tractors roundabout where you take the third exit. You then follow the road straight towards St Columb and find that 4A Moorland place is situated on the left hand side about half a mile down Parka Road.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.