Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

Men-Chymbia Parka Road, St. Columb, TR9 6PF



BUNGALOW WITH HUGE POTENTIAL | COUNTRYSIDE VIEWS TO THE REAR | Detached 3 double bedroom bungalow set on a lovely plot with a garage, driveway and countryside views from the rear rooms and garden.

- Great proportions with lots of potential for loft extension subject to planning permission
- West facing garden with countryside views enjoying most of the days sun
- Mixture of uPVC and aluminium double glazing and gas central heating
- Dual aspect lounge with gas fire and stonework chimney place
- Kitchen with separate dining room adjoining
- 3 double bedrooms with ample room for storage space

Price £300,000 Freehold

Nestled in a quiet location in St Columb Road, this detached bungalow on Parka Road offers an ideal opportunity for smaller or larger families ready to make a lovely family home. Fraddon offers local amenities with the very popular Kingsley shopping precinct just 5 minutes away and just a 10 minute drive of Newquay town and its popular beaches.

The bungalow is set back from the road and is occupying a lovely plot neighbouring the adjacent farmland. The bungalow looks to be in great condition and although the interior is a real throw back to the 70's, it is in an extremely clean and tidy condition. The property is very well proportioned with wide hallways and generous rooms.

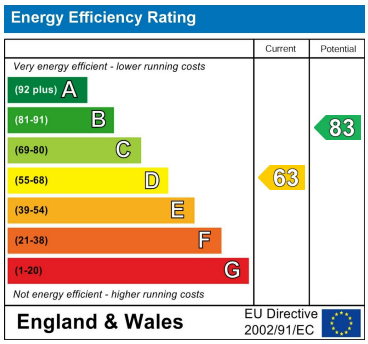
From the front through the entrance porch the door enters into a large entrance hall. To the right are 2 double bedrooms and a family bathroom which provides ample space for a large shower and separate bath. To the middle is the third bedroom which still provides ample room for a double bed. The lounge takes up position at the rear with the dual aspect window meeting in the corner giving most of the afternoon and evening sun and also benefits from the neighbouring countryside views. The kitchen diner sits to the front of the bungalow and is currently separated, but would create a lovely room if it were knocked into one. There is also a covered rear entrance with a utility cupboard housing the washing machine and tumble dryer.

Outside to the front there is a pathway from Parka Road giving access to the front garden and down either side of the property. There are raised flower beds with a block wall at the front as a boundary line to a car park for neighbouring properties. To the rear is a level garden with lots of mature bushes and shrubs to the boundaries with a block wall to the rear which is low enough to see over to the neighbouring farmland. To the side are steps down to the rear of the garage and parking space.

SERVICES
All Mains

TENURE
Freehold

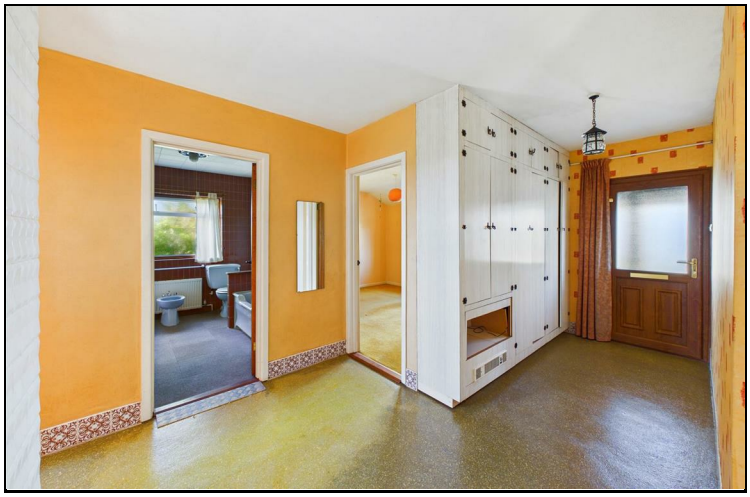
COUNCIL TAX
Band C





















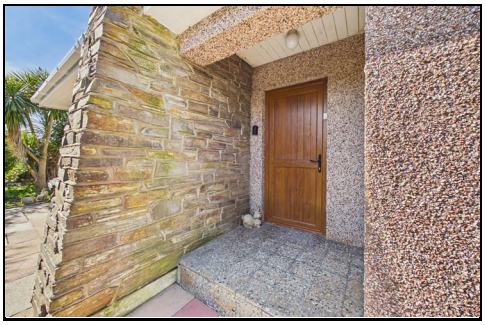














Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

118.7 m²

1277 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT

www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk