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## 10 The Mowie, Indian Queens TR9 6GZ

**£219,500**

A BRILLIANT EXAMPLE OF A ONE BEDROOM SEMI DETACHED BUNGALOW WITH A PRIVATE, ENCLOSED GARDEN AND DRIVEWAY PARKING. THIS PROPERTY OFFERS WELL PROPORTIONED ACCOMMODATION AND IS LOCATED IN A TUCKED AWAY CUL DE SAC YET OFFERS EASY ACCESS TO THE A30 AND THE NEARBY AMENITIES.

**PROPERTY TYPE:** Bungalow - Semi Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 1 / **BATHROOMS:** 1

### FEATURES:

- ONE BEDROOM SEMI DETACHED BUNGALOW
- NEAT, LOW MAINTENANCE GARDEN
- DRIVEWAY PARKING
- VERY WELL PRESENTED THROUGHOUT
- BUILT IN 2010
- TUCKED AWAY QUIET CUL DE SAC
- EASY ACCESS TO THE A30 AND NEARBY AMENITIES

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#### DESCRIPTION:

Welcome to Number Ten, The Mowie, a surprisingly spacious and beautifully presented bungalow, quietly tucked away in the heart of the popular mid-county village of Indian Queens. The village provides a convenient range of everyday amenities, including a local shop, garage, primary school, and the well-known 'Port and Starboard' fish and chip shop.

Nearby, the villages of Fraddon and St Columb Road are within easy reach, while the A30 is just a five-minute drive away, offering straightforward access to Truro, Newquay, Bodmin, and St Austell. Kingsley Village retail park is also just a short drive, home to a variety of high street stores, cafés, and supermarkets. For coastal living, the vibrant seaside town of Newquay—with its stunning beaches, shops, bars, cafés, and secondary schools—is approximately seven miles away.

Lovingly maintained by its original owners, the property is bright, well-proportioned, and offers a welcoming feel throughout. It also benefits from a neatly kept, private garden and driveway parking.

Inside, an inviting entrance hallway leads into the home. To the right is a light-filled lounge with a front-facing window and plenty of space for comfortable furnishings. On the left, the bathroom is fitted with a bath and overhead shower, also enjoying natural light from a front-facing window.

At the rear of the property, you'll find a generously sized double bedroom with built-in mirrored wardrobes providing ample storage. The kitchen diner is equally spacious, offering room for a dining table and featuring doors that open out onto the rear garden. The kitchen itself is fitted with a range of cream shaker-style units, integrated oven and gas hob, and space for additional appliances.

The home is equipped with gas central heating and uPVC double glazing throughout.

Outside, the front of the property offers driveway parking for one vehicle. A side gate provides access to the enclosed rear garden, which is both private and sheltered. The garden includes a well-maintained lawn, established planted borders, a garden shed, and a decked seating area, perfect for enjoying the evening sun.

Overall, this is an excellent opportunity for first-time buyers or those looking to downsize, offering comfortable living in a peaceful cul-de-sac setting with the added benefits of a charming garden and off-road parking.

#### Hallway

2.95m x 1.45m (9'8 x 4'9)

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#### Lounge

4.09m x 3.25m (13'5 x 10'8)

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Kitchen Diner  
4.29m x 3.25m (14'1 x 10'8)

Bedroom  
3.86m x 3.81m (12'8 x 12'6)

Bathroom  
2.26m x 1.98m (7'5 x 6'6)

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

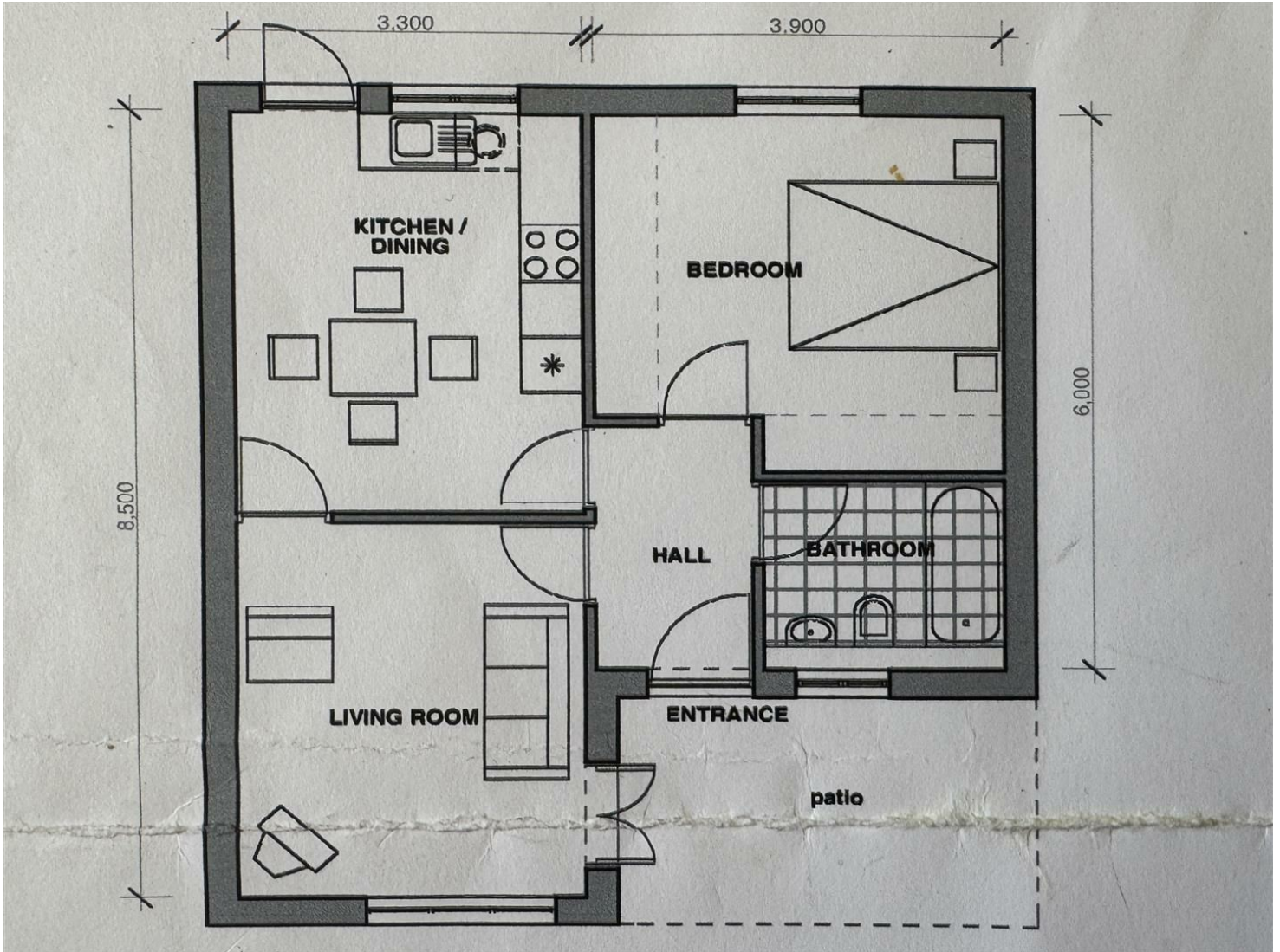
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>76</b>	<b>91</b>

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02-10) <b>A</b>		
	(11-20) <b>B</b>		
	(21-30) <b>C</b>		
	(31-40) <b>D</b>		
	(41-50) <b>E</b>		
	(51-60) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(61-70) <b>G</b>		

England & Wales EU Directive 2002/91/EC

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