

24 Penhale Gardens, St. Columb, TR9 6NZ



STUNNING CONDITION THROUGHOUT | SOUTH FACING LOW MAINTENANCE REAR GARDEN | Extremely well presented 3 bedroom house which has been refurbished throughout and extended with a sunny enclosed rear garden and parking for up to 4 cars.

- Ideal starter home, young family home or buy to let investment
- Immaculate throughout with a modern kitchen and bathroom
- Central Cornwall location just a couple of minutes drive from the A30
- Low maintenance sunny rear garden with storage
- Large front driveway suitable for 4 vehicles
- Great residential location just 2 minutes walk to Kingsley Village

Price £249,950 Freehold

Nestled in the popular village of Fraddon, this linked terraced house in Penhale Gardens offers an ideal opportunity for first-time buyers, small families, or those looking to downsize. Fraddon offers local amenities with the very popular Kingsley shopping precinct just 2 minutes walk and is located just a 10 minute drive of Newquay town and its popular beaches.

From the front a small entrance vestibule leads to the original lounge which has a tiled floor running through to the kitchen/diner. The kitchen/Diner has a range of gloss fronted floor and wall mounted white units under a marble effect rolled edge worktop with a metro tile splashback surround. Theres ample room for a dining table and has a large rear aspect window and door unit to the garden. The original garage has been converted into a 3rd bedroom with a further extension to the rear making a great space for an office, separate dining room or a large dressing room.

To the first floor are 2 double bedrooms with integral wardrobes and the bathroom. The bathroom has a modern white suite with floor to ceiling tiling around the bath/shower, electric heated towel rail and a useful vanity cupboard under the basin.

To the front of the house is a large driveway with ample room for 5 cars and a useful bike/storage facility. To the rear is a stunning fully landscaped garden. Directly from the kitchen a walkway provides access to the main garden which is mainly laid to chippings with a large deck area purposely orientated to enjoy the afternoon and evening sun. Theres a further large shed and outside tap.

The property still has further potential with others on the development building over the garage to create another bedroom with en-suite on the first floor.

COUNCIL TAX
Band B

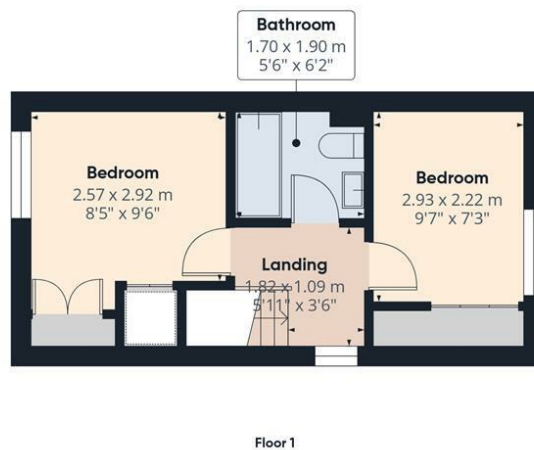
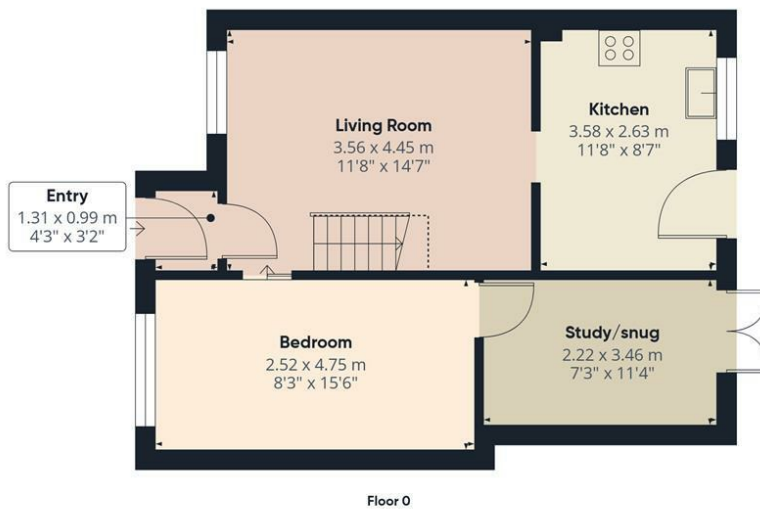
TENURE
Freehold

SERVICE
Mains water, drainage and electric

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area^m

69.4 m²
746 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

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