

8 Harvenna Close, St. Columb, TR9 6PA



DETACHED BUNGALOW ON A GENEROUS BUT MANAGEABLE PLOT | SPACIOUS ACCOMMODATION THROUGHOUT | 3 double bedroom bungalow on a popular quiet residential cul-de-sac neighbouring open countryside, just a 5 minutes drive from the A30 with no onward chain.

- Great accommodation for older generations or young family home with potential for further extension
- Sunny rear garden mainly laid to lawn with mature hedging
- Semi open plan lounge/kitchen/diner with easy access throughout the bungalow
- Good condition throughout with lots of potential to modernise to taste
- Front driveway and garden with lots of additional on street parking
- Rear conservatory, utility and linked garage
- Central Cornwall location just a 5 minutes drive from the A30
- Popular residential cul-de-sac just a couple minutes from Kingsley shopping precinct

Price £360,000 Freehold

Nestled in the popular village of Fraddon, this detached bungalow offers great accommodation for a wide range of people with lots of potential . 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 quiet cul-de-sac, there is a driveway to the garage and steps to the front door. Upon entering, the bungalow is thoughtfully designed with the bedrooms to the right and living accommodation to the left. An entrance hallway gives access to the partially open living area with a lounge to the front of the bungalow, a large opening with glass doors through to the dining room which is then open to the kitchen overlooking the rear garden. From the dining room you can also gain access to the rear conservatory, utility room, separate WC and another side entrance which leads to the front of the bungalow and the garage.

From the front entrance the 3 double bedrooms are accessed from a central hallway with 2 having integral wardrobes. The original separate WC and bathroom have been knocked into a single large wet

room.
To the front, the property has a driveway and lawn with access to the left hand side of the bungalow. To the right the original detached garage has been linked with a lean to which gives access to the utility and further through to the rear garden. The rear garden is generous but manageable with the majority laid to lawn with a greenhouse and shed to the side. Although East facing, it enjoys the majority of the days sun thanks to its slightly raised nature and no obstructions from neighbouring properties.

SERVICES

All Mains

COUNCIL TAX

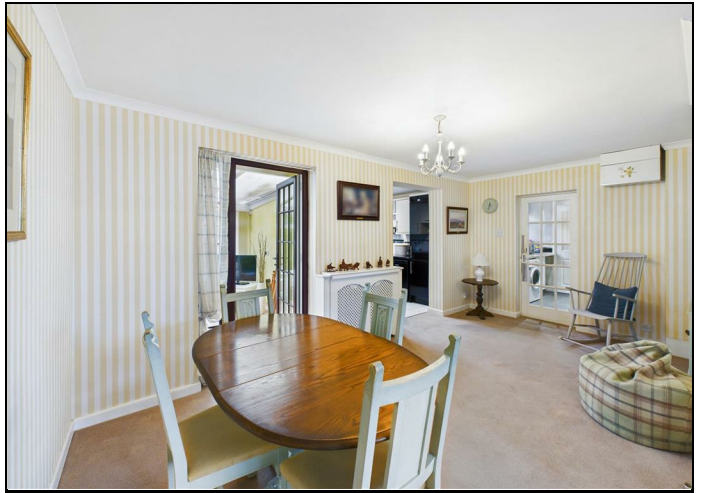
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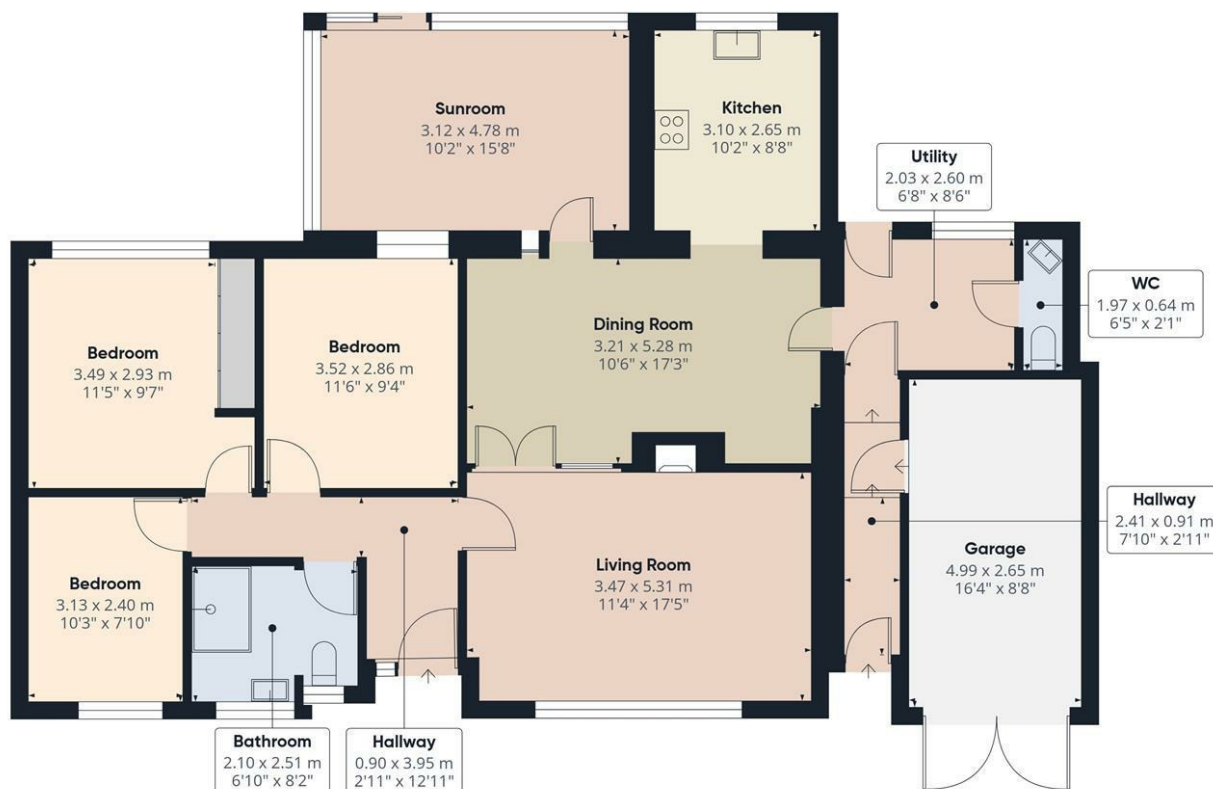
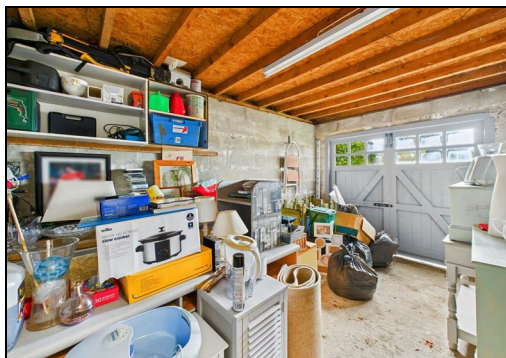
TENURE

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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⁽¹⁾
 123.8 m²
 1332 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

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