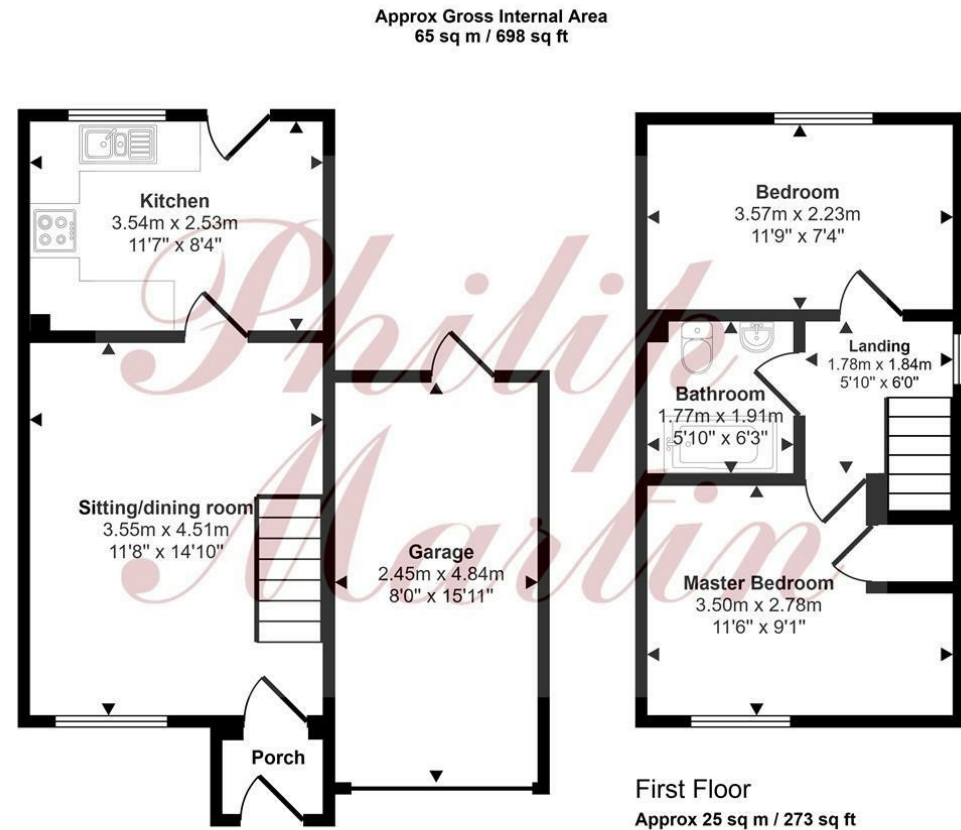


KINGSLEY COURT, FRADDON, ST. COLUMB

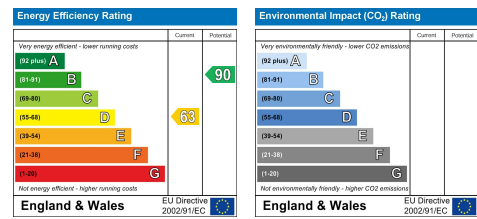


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

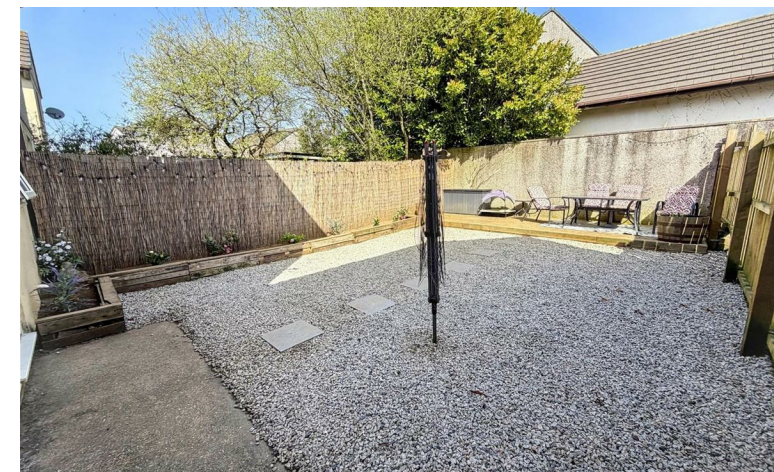
- LARGE REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- TWO DOUBLE BEDROOMS
- PERFECT FOR FIRST TIME BUYERS
- QUIET LOCATION

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:

- 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.
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



17 KINGSLEY COURT, FRADDON, TR9 6PD

TWO BEDROOM SEMI-DETACHED PROPERTY IN SOUGHT AFTER LOCATION

A well presented two bedroom semi-detached home, situated within the sought after Kingsley Court cul-de-sac. Offering well balanced and practical accommodation, the property includes a sitting/dining room with access to the kitchen to the ground floor. To the first floor are two well proportioned bedrooms and a family bathroom. Externally, there is a low maintenance rear garden, off road parking and garage with power connected.

Council TAX-B. Freehold. EPC- D  
GUIDE PRICE £200,000

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CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

**GENERAL COMMENTS**

17 Kingsley Court is a well presented two bedroom semi-detached property situated within the sought after Kingsley Court cul-de-sac. The property offers well balanced and practical accommodation, ideally suited to first time buyers, those looking to downsize, or an investment opportunity. In all the accommodation comprises; Entrance hall, sitting/dining room with access through to the kitchen, creating a sociable and functional living space on the ground floor. To the first floor are two well proportioned bedrooms and a family bathroom. Externally, the property benefits from a low maintenance rear garden, off road parking and garage with power connected.

**FRADDON**

Fraddon with neighbouring Indian Queens is a growing community just off the main A30, well placed for access to Truro, Newquay and St. Austell. There are a good selection of local services to cater for everyday needs including Marks and Spencer, Boots, Next and TK Max.

**GROUND FLOOR****ENTRANCE PORCH****SITTING/DINING ROOM**

11'7" x 14'9" (3.55m x 4.51m)  
Window to the front. Radiator.

**KITCHEN**

11'7" x 8'3" (3.54m x 2.53m)  
A range of base and eye level units. Stainless steel sink, drain away and oven. Window to rear.

**FIRST FLOOR****BEDROOM ONE**

11'5" x 9'1" (3.50m x 2.78m)  
Potential for built in wardrobes. Window to front. Radiator.

**BEDROOM TWO**

11'8" x 7'3" (3.57m x 2.23m)  
Window to rear. Radiator.

**BATHROOM**

5'9" x 6'3" (1.77m x 1.91m)  
Bath with overhead shower tiled to full height. Low level sink and W.C.

**OUTSIDE**

The property benefits from a large, low maintenance rear garden which consists of a gravel area and sizeable decked area. To the front there is a lawn as well as off road parking for one car.

**GARAGE**

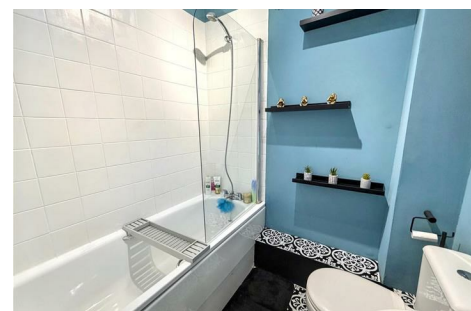
Metal up and over door. There is also space and plumbing for a washing machine and tumble dryer. Power is connected.

**SERVICES**

Mains water, electric and drainage.

**N.B**

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

**COUNCIL TAX**

B.

**TENURE**

Freehold.

**DIRECTIONS**

From the roundabout at the bottom of the village (alongside Vincent Tractors) enter Fraddon and turn right at the mini roundabout into My Lords Road. Take the next right hand turning into Kingsley Court and then the first right again. Following the estate down and around to the left, number 17 can be found on the left hand side.

**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**

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