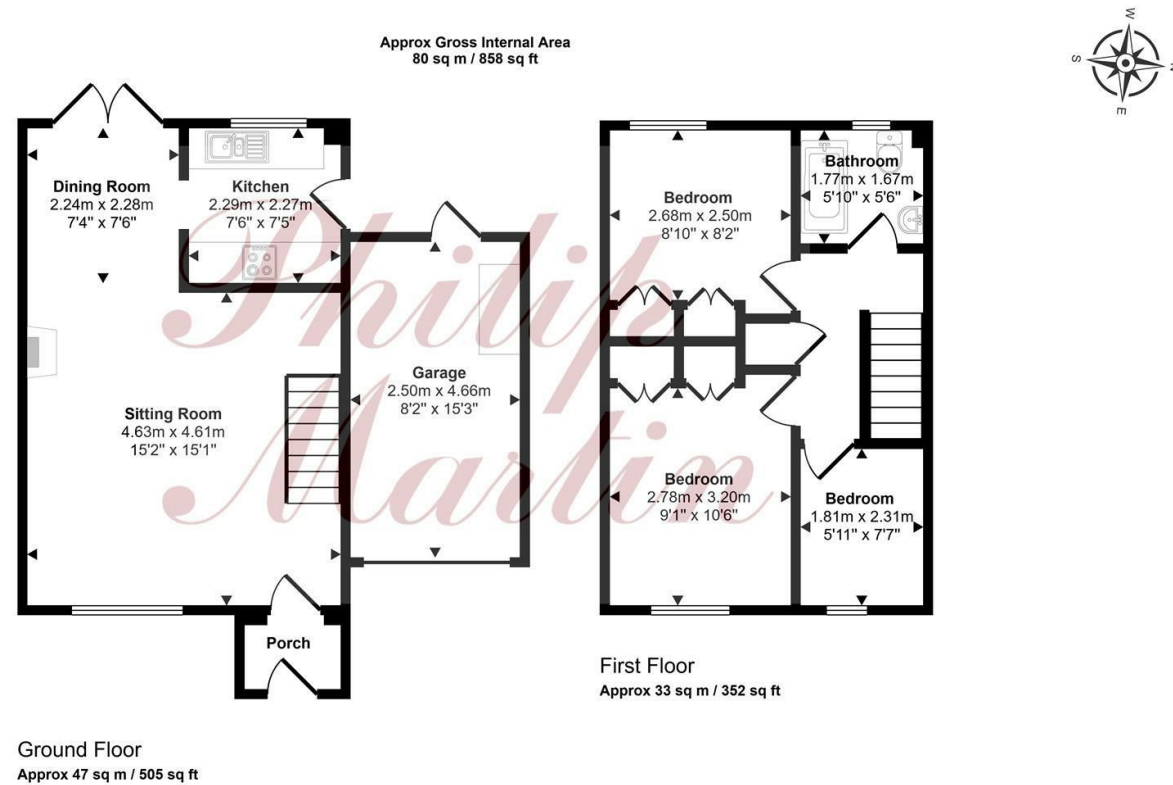


KINGSLEY COURT, FRADDON

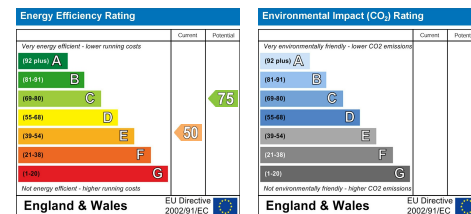


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- LINK DETACHED
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN & DINING ROOM
- BATHROOM
- PARKING & GARAGE
- ENCLOSED REAR GARDEN
- CONVENIENT VILLAGE LOCATION
- WELL PRESENTED
- NO CHAIN

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:

(a) 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.

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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20 KINGSLEY COURT, FRADDON, ST. COLUMB, TR9 6PD THREE BEDROOM LINK DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom property is situated in the convenient village of Fraddon. The dwelling sits within a quiet cul-de-sac and occupies a corner plot, which is hugely appealing. Well presented throughout, in all, the accommodation includes; entrance porch, sitting room, dining room and kitchen to the ground floor with three bedrooms and a bathroom. There is a driveway providing off road parking, a single garage and an enclosed rear garden. Sold with no chain, viewing is highly recommended.

EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £265,000

THE PROPERTY

20 Kingsley Court is a three bedroom link detached house situated in the village of Fraddon. The property occupies a corner plot within a quiet residential cul-de-sac close to the amenities within the village. Well presented throughout; in all, the accommodation includes; entrance porch, sitting room, dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. There is a driveway providing off road parking for two vehicles, a single garage and gardens to the front, side and rear. The rear garden is completely enclosed and laid to patio and lawn.

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.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

SITTING ROOM

15'2" x 15'1" (4.63m x 4.61m)
Dual aspect room with window to front and rear. Feature wood burning stove and electric wall mounted radiator. Stair rising to first floor.



DINING ROOM

7'5" x 7'4" (2.28m x 2.24m)
Wood flooring with double patio doors opening out into rear garden. Night storage heater.

KITCHEN

7'6" x 7'5" (2.29m x 2.27m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window overlooking rear garden and door to side patio. Integrated electric oven and hob with extractor fan over.

FIRST FLOOR

LANDING

Doors into;

BEDROOM

8'9" x 8'2" (2.68m x 2.50m)
Window to rear. Fitted wardrobes. Wall mounted electric radiator.

BEDROOM

10'5" x 9'1" (3.20m x 2.78m)
Window to front. Fitted wardrobes. Wall mounted electric radiator.

BEDROOM

7'6" x 5'11" (2.31m x 1.81m)
Window to front.



BATHROOM

5'9" x 5'5" (1.77m x 1.67m)
Comprising bath with shower over, vanity hand wash basin and low level w.c. Obscured window to rear and extractor fan.

OUTSIDE

To the front of the property is a driveway providing off road parking for at least two vehicles. There is a garden laid to lawn to the front and side of the property. There is a single garage and a rear garden that is completely enclosed and therefore perfect for children and pets and is laid to a combination of patio and lawn. There is also a greenhouse.

GARAGE

15'3" x 8'2" (4.66m x 2.50m)
Metal up and over door with light and power connected. Rear pedestrian door into back garden.

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. Take the next right hand turning and No.20 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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.