

14 KINGSLEY COURT, FRADDON, ST COLUMB, CORNWALL TR9 6PD

PRICE £200,000



FOR SALE A SEMI DETACHED LINKED MODERN TWO BEDROOM HOUSE QUIETLY SITUATED IN A SMALL CUL DE SAC ON THIS VERY POPULAR RESIDENTIAL DEVELOPEMENT PROVIDING EASY ACCESS TO THE LOCAL SHOPS AND SCHOOLS WITHIN THE VILLAGE OF FRADDON WITH EASY ACCESS TO THE MAIN A30. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, LARGE LOUNGE/DINING ROOM, KITCHEN, SHOWER ROOM AND TWO BEDROOMS. OUTSIDE ATTACHED GARAGE, PARKING AND GARDEN TO THE FRONT AND REAR.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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The Property

For sale a semi detached linked modern two bedroom house quietly situated in a small cul de sac on this very popular residential development providing easy access to the local shops and schools within the Village of Fraddon with easy access to the main A30. In brief the accommodation comprises of Entrance lobby, large lounge/dining room, kitchen, shower room and two bedrooms. Outside attached garage, parking and garden to the front and rear.

Room Descriptions

Entrance Porch

With panelled U.p.v.c. door to the entrance porch, leading to the main reception room.

Lounge/Dining Room

3.499m x 4.39m (11' 6" x 14' 5")
With window to the front, stairs to the first floor. Doorway leading through to the kitchen.

Kitchen

3.48m x 2.47m (11' 5" x 8' 1")
Fitted with a good range of high level cupboards and base units, with sink unit, space and plumbing for washing machine, worktop area with storage space below, window to the side and rear, half glazed door to the rear, space for cooker and extractor above.

Landing

Window to the side access to the roof, panel radiator.

BEdroom 1

3.49m x 2.17m (11' 5" x 7' 1")
Window to the rear.

Shower Room

1.598m x 1.76m (5' 3" x 5' 9")
With tiled floor, vanity unit with mixer tap, concealed cistern W.C. Storage cupboards, fitted mirror, downlighters, extractor fan, electric towel rail/radiator. double shower cubicle with electric shower.

Bedroom 1

2.71m x 2.5m (8' 11" x 8' 2")
Window to the front, built in wardrobe cupboard, and second deep wardrobe. Light on dimmer switch.

Attached garage

18' 6" x 8' 6" (5.64m x 2.59m) With metal up and over door, personal door to the rear, power and light connected.

Outside

To the front of the property is a tarmac driveway and small lawn, whilst to the rear is an enclosed garden with patio, lawn a palm trees. Small timber shed.