



Bramley, Parka Road, St. Columb, TR9 6JX

david ball  
Agencies

Available CHAIN FREE. A opportunity to purchase a charming well presented property with excellent links to the A30 and the new Kingsley Village shopping complex. As you enter the bungalow you are welcomed by an impressive 13'10 x 10'05 entrance hall. The accommodation is completed by a lounge, kitchen dining room, separate utility, three bedrooms, family bathroom and an integral garage. Along with well establish gardens and ample off street parking. Early Viewing is highly recommend.

## Asking Price £385,000 Freehold

### Key Features

- Sought After Location
- Immaculately Presented Throughout
- Gas Central Heating
- Kitchen/Dining Room
- Excellent Access to The A30
- Ample Off Street Parking
- Chain Free
- Early Viewing Recommended

### Location

Located in the village of St Columb Road local facilities include a Co-op supermarket, primary school and a branch line railway station which links Newquay to Par. The popular Kingsley Village retail park which has a Next store, Marks & Spencer, Boots, Mountain Warehouse, Starbucks, restaurants and petrol station is within 1.5miles . A very convenient location for nearby towns Newquay, St Austell and Truro. and the A30 can be accessed within minutes. The neighbouring town of St Columb and the villages of Indian Queens and St Columb Road are in very close proximity. The town of Newquay is within 7 miles and offers a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There are buses and trains to outlying areas and Newquay Airport is approximately 7 miles distance from the town.

### Entrance Hall

Obscure double glazed door to the side elevation. Radiator. Access to loft which fully boarded with a fitted loft ladder. Double storage cupboard. Double wooden single glazed doors leading to





### **Lounge**

Double glazed window to the front elevation, Radiator. A gas fire set within a feature stone fireplace with matching hearth and a wooden mantle over .

### **Kitchen/Dining Room**

Double glazed window to the rear elevation. A fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Inset one and quarter sink unit with mixer tap. Integrated electric oven with four ring gas hob over and extractor hood. Integrated undercounter fridge and dishwasher. Radiator. Door to

### **Utility**

Obscure door to the rear elevation. Double glazed window to the rear elevation. Base unit with roll top work surface over. A inset stainless steel sink unit space washing machine and tumbler dryer. Door to the integral garage.

### **Bedroom One**

Double glazed window to the rear elevation. Radiator. Fitted wardrobe. Door to

### **En Suite**

Obscure double glazed window to the side elevation. Shower cubical with electric over head shower and screen. Low level WC and cistern. Pedestal wash hand basin. Part tiled walls. Radiator.

### **Bedroom Two**

Double glazed window to the front elevation. Radiator. Fitted wardrobe.

### **Bedroom 3**

Double glazed window to the front elevation. Radiator.

### **Family Bathroom**

Obscure double glazed window to the rear elevation. Panel bath with mixer tap and shower head. A separate shower cubical with mains overhead shower and screen. Pedestal wash hand basin. Low level WC with cistern. Pat tiled walls. Radiator.

### **Integral garage**

Single up and over door to the front elevation. Power connected. Wooden internal door to utility.

### **Externally**

To the front of the property a block paved driveway providing ample off street parking along with an area of lawn and well established plants and shrubs. Leading from the utility room out to the rear enclosed garden which has a paved patio and pathway providing access around the entire property. Five steps provide access to a raised area laid mainly to level lawn with borders of flowering plants and shrubs.

### **Agent Note**

Electric, gas, water and drainage are found at the property, however we have not verified any of the connections. Prospective purchasers are advised to make their own enquiries.

### **Council Tax Band - D**



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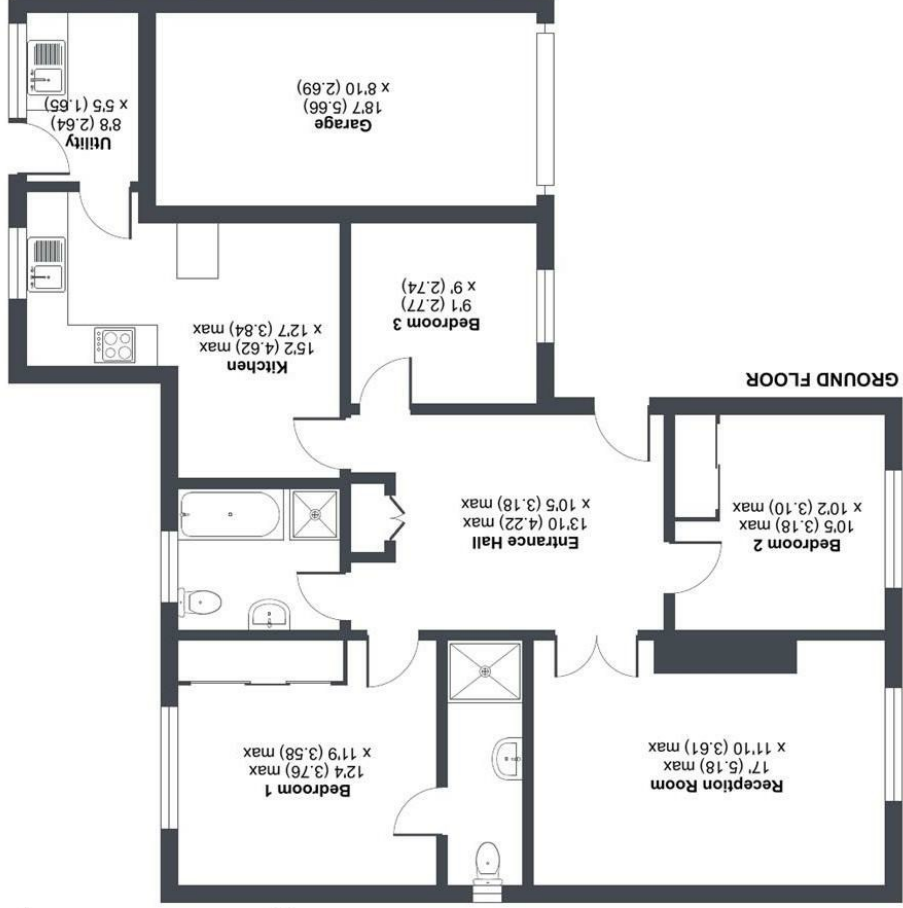
e.sales@dba.estate 34 East Street, Newquay, Cornwall TR7 1BH



**Parka Road, Fraddon, St. Columb, TR9**

Approximate Area = 1215 sq ft / 112.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for David Ball Agencies. REF: 974742

Energy Efficiency Rating	
Current	Potential
78	64
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p>	
<p>A (62 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>	

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