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3 Ridgewell Terrace, St. Columb TR9 6LU

£225,000

A SPACIOUS THREE BEDROOM COTTAGE IN GOOD MODERN CONDITION WITH OPEN RURAL VIEWS TOWARDS THE NORTH CORNISH COASTLINE. THIS PROPERTY OFFERS PLENTY OF CHARACTER AND CHARM WITH A LARGE LAWNED GARDEN.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- THREE BEDROOM TERRACED COTTAGE
- LARGE REAR GARDEN
- DECEPTIVELY SPACIOUS
- ALL MAINS SERVICES
- CONVENIENTLY LOCATED WITH EASY ACCESS TO THE A30.
- CLOSE TO THE KINGSLEY VILLAGE SHOPPING CENTRE
- MANY UPGRADES AND IMPROVEMENTS

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

This very well presented three bedroom cottage is located in a convenient location with very easy access to the A30. The Blue Anchor Inn is close by and many general local facilities and amenities can be found at Kingsley Village, just a couple of minutes walk away, which includes a Marks and Spencer's, Boots, TK Maxx, Starbucks, Mountain Warehouse and Next, as well as a Petrol Station and a McDonalds.

Fraddon benefits from being by-passed by the A30 providing good road communication links up and down the spine of Cornwall. The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 13 miles to the south-west, and being centrally located within Cornwall. This area provides easy access to the A30 and the larger towns of St Austell, Bodmin and Truro. The neighbouring village of Indian Queens has a Primary School and children in this area would naturally travel to Newquay for secondary education.

This property offers deceptively spacious accommodation and has been updated and upgraded over the years. These upgrades include a re-wire, installation of gas central heating, re-plastered walls and a newly fitted bathroom.

An entrance hallway with stairs to the first floor guides you into the lounge/dining area which is loosely split into two rooms. This room has a bay window to the front and is bathed in natural light. From the lounge area, there's stairs to the first floor and a feature gas fire.

At the rear, you will find the kitchen which has a modern range of cupboards and space for an oven with a window overlooking the garden. Off from the kitchen, you will find a utility room with a door to the rear, plumbing for a washing machine, space for a tumble dryer and a fridge freezer.

All three bedrooms can be found on the first floor. There's two at the front and one at the rear. The main double bedroom is a great size and all three have fresh, modern decor and carpets. The bathroom features a bath and a separate shower cubicle and is fully tiled with a window to the rear.

Throughout this property there's gas central heating powered by a combination boiler located in the bathroom and upvc double glazing. There's plenty of character with many modern features, in our opinion, the perfect mix of old and new!

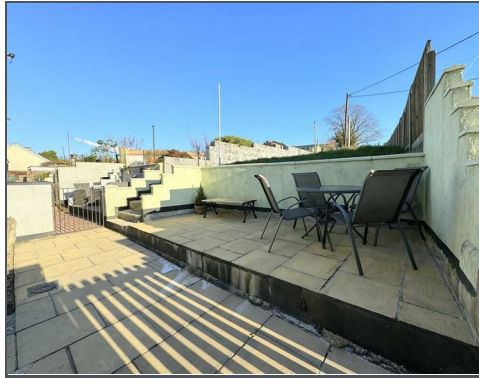
Externally, at the front there's 'on street' parking and the current owners have an arrangement where they can park in the village hall car park a few meters away. At the rear, there's a good size patio and a large, elevated lawned garden enjoying plenty of sunshine.

In summary, this gorgeous cottage would make a great family home. It's spacious yet cosy and located in a very convenient position.

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Hallway

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Lounge Area

5.51m x 3.45m (18'1 x 11'4)

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Dining Area

4.09m x 3.78m (13'5 x 12'5)

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Kitchen

2.51m x 2.29m (8'3 x 7'6)

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Utility

2.79m x 1.68m (9'2 x 5'6)

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Bedroom 1

4.01m x 2.59m (13'2 x 8'6)

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Bedroom 2

3.71m x 3.05m (12'2 x 10'0)

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Bedroom 3

2.67m x 2.29m (8'9 x 7'6)

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Bathroom

2.46m x 2.03m (8'1 x 6'8)

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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	B	58	83
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12-15) A	B	58	83
(8-11) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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