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**41 Penhale Gardens, St. Columb TR9 6NZ**

**£225,000**

A VERY WELL PRESENTED AND MUCH IMPROVED TWO-BEDROOM LINK DETACHED HOUSE WITH DOUBLE DRIVEWAY PARKING, A GARAGE AND A MUCH LARGER THAN AVERAGE LOW MAINTENANCE GARDEN LOCATED IN A TUCKED AWAY LOCATION WITH EASY ACCESS TO THE A30 AND JUST A FEW MINUTES WALK TO KINGSLEY VILLAGE.

**PROPERTY TYPE:** House - Link Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 2 / **BATHROOMS:** 1

**FEATURES:**

- TWO BEDROOM HOUSE
- GARAGE AND DRIVEWAY PARKING
- MUCH LARGER THAN AVERAGE LOW MAINTENANCE GARDEN
- VERY WELL PRESENTED
- NO ONWARD CHAIN
- TUCKED AWAY CUL DE SAC LOCATION
- EASY ACCESS TO THE A30 AND THE KINGSLEY SHOPPING CENTRE
- OWNED SOLAR PANELS

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#### DESCRIPTION:

This very well presented extended two bedroom property is located in a tucked away cul de sac within the ever popular 'Penhale Gardens' estate. There are many amenities close by including The Blue Anchor Inn and Kingsley Village is 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 has been lovingly cared for by the current owners, it's in great condition throughout with solid oak doors, an upgraded kitchen and bathroom with the extension really enhancing the downstairs accommodation.

An entrance porch guides you into the living room which has a window to the front and stairs to the first floor. This is a good size family room opening into the kitchen diner at the rear. The kitchen diner which has a window to the rear benefits from a generous range of white gloss units with space for a fridge freezer and dish washer with an electric hob and oven. From the kitchen, you will find the garden room which could be used for many different uses, perhaps a dining room, second lounge, work from home space or children's play room.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear, both benefiting from built in wardrobes. Also, on the first floor the family bathroom is very well presented and features a walk-in double shower and contemporary stylish tiling.

This property has electric heating with a water tank in the airing cupboard in the second bedroom.

Externally, at the front, there's a double driveway with ample parking and access to the garage and at the rear, the garden which is westerly facing is much larger than average with an astro turfed area and some attractive planted borders. The garden is a real selling point for this property, enjoying plenty of sunshine and space to enjoy. There's outdoor power and a large garden shed. There's also access to the garage from the rear garden which has power and a proper boarded loft.

In summary, this property would suit a first time buyer looking to get their foot on the property ladder. It is well located and ready to move in to with no onward chain.

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Hallway  
1.27m x 0.99m (4'2 x 3'3)

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Lounge  
4.57m x 3.53m (15'0 x 11'7)

.

Kitchen  
3.53m x 2.51m (11'7 x 8'3)

.

Garden Room  
4.09m x 2.95m (13'5 x 9'8)

.

Bedroom 1  
2.79m x 2.64m (9'2 x 8'8)

.

Bedroom 2  
2.95m x 2.26m (9'8 x 7'5)

.

Bathroom  
1.91m x 1.65m (6'3 x 5'5)

.

Garage  
4.95m x 2.51m (16'3 x 8'3)

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**FLOORPLAN:**



TOTAL FLOOR AREA: 962 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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