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Sunrise St. Francis Road, St. Columb TR9 6QW

£140,000

A COMPLETELY UNIQUE TWO BEDROOM DETACHED BUNAGLOW OFFERING BRIGHT AIRY ACCOMMODATION WITH A NEAT FRONT GARDEN AND A PRIVATE, ENCLOSED REAR GARDEN. THIS PROPERTY IS BUILT OF SINGLE SKIN CONSTRUCTION.
OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- DETACHED TWO BEDROOM BUNGALOW
- ENCLOSED AND PRIVATE REAR GARDEN
- VARIOUS OUTDOOR STORES
- RECENTLY UPGRADED ECONOMY SEVEN HEATERS
- SINGLE SKIN CONSTRUCTION
- PLENTY OF CHARM, CHARACTER AND ORIGINAL FEATURES.
- TWO WORKING FIRES
- HUGE POTENTIAL

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DESCRIPTION:

Welcome to Sunrise'—a bright, airy two bedroom detached bunaglow tucked away from the main road in the charming village of Indian Queens, in the heart of mid Cornwall. This welcoming community, conveniently positioned near Indian Queens and Fraddon, provides a variety of everyday essentials including a convenience store, Post Office, pubs, eateries, a doctor's surgery, a 'request-stop' community railway station and local primary schools. For more extensive shopping, Kingsley Village Retail Park is a short distance away and features a variety of major retailers such as Marks & Spencer, Boots, TK Maxx, Starbucks, Mountain Warehouse, and Next, along with a petrol station and a McDonald's. Ideally located for commuters and families alike, the village benefits from excellent transport links via the nearby A30 dual carriageway and lies within ten miles of key Cornish towns such as Truro, Newquay, St Austell, and Wadebridge.

A bright and welcoming hallway leads into this charming home, setting the tone for the character found throughout. To the left sits the kitchen, enjoying dual-aspect windows that fill the room with natural light. It offers a basic range of cupboards along with ample space and plumbing for white goods, providing a practical foundation for everyday living.

The property features two inviting living areas. The cosy sitting room retains original built-in storage and creates a warm, intimate atmosphere. The larger lounge benefits from triple-aspect windows, allowing sunlight to stream in throughout the day. Both rooms include working fireplaces, adding to the home's charm and creating comfortable spaces to relax and unwind.

Both bedrooms are a generous size with natural light, creating warm, well presented and inviting spaces.

An inner hallway provides convenient access to the side of the property and completing the accommodation is a recently upgraded wet room, featuring a modern shower, WC and wash basin.

The home benefits from four recently upgraded economy seven heaters and is fitted mainly with uPVC double-glazed windows.

Externally, the front garden is neat and low maintenance. A pathway leads to the rear, where you'll find a good-sized private, enclosed lawned garden—perfect for relaxing or entertaining. Additionally, there are two useful garden stores offering excellent outdoor storage.

AGENTS NOTE

This property is constructed using a single-skin walls. Because single-skin buildings can have different thermal performance, weather resistance, and structural characteristics compared to standard construction, many mainstream lenders classify them as non-standard. As a result, mortgage options may be more limited, and some lenders may require additional surveys, structural assessments, or higher deposit levels. Buyers should be prepared for the possibility of using a specialist lender or meeting more specific lending criteria.

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Lounge
3.99m x 3.56m (13'1 x 11'8)

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Sitting Room
3.48m x 2.87m (11'5 x 9'5)

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Kitchen
2.97m x 2.64m (9'9 x 8'8)

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Bedroom 1
3.51m x 3.18m (11'6 x 10'5)

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Bedroom 2
4.06m x 2.24m (13'4 x 7'4)

.

Wet Room
3.05m x 2.24m (10'0 x 7'4)

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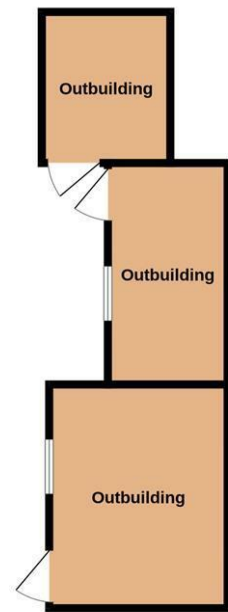
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FLOORPLAN:

Ground Floor
66.7 sq.m. (718 sq.ft.) approx.



Outbuildings
18.7 sq.m. (201 sq.ft.) approx.



TOTAL FLOOR AREA : 85.4 sq.m. (919 sq.ft.) 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		40	69
		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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