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10 Penhale Gardens, St. Columb TR9 6NZ

£277,500

A BEAUTIFULLY REFURBISHED FAMILY HOME WITH THREE BEDROOMS, AN UPDATED KITCHEN, GARAGE, DRIVEWAY PARKING FOR TWO CARS AND PEACEFUL, LOW MAINTENANCE GARDENS. LOCATED IN A DESIRABLE CUL-DE-SAC IN A POPULAR MID COUNTY VILLAGE CLOSE TO EXCELLENT AMENITIES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- REFURBISHED THREE BEDROOM FAMILY HOME
- INTEGRAL GARAGE AND PARKING FOR TWO CARS
- UPGRADED KITCHEN
- PRIVATE, LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN
- LPG HEATING
- POPULAR MID COUNTY VILLAGE
- PRESENTED TO A VERY HIGH STANDARD

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DESCRIPTION:

Situated in the popular village of Fraddon, Number Ten Penhale Gardens enjoys a convenient location alongside the neighbouring communities of Indian Queens and St Columb Road. Together, these villages provide a fantastic range of everyday amenities including primary schools, doctors' surgeries, a Co-op store, and the recently developed Kingsley Village retail park featuring Marks & Spencer, Next, Boots, Mountain Warehouse, and Starbucks. Ideal for commuters, the property offers excellent access to Truro, Newquay, Wadebridge, and St Austell via the nearby A30, while Cornwall Airport is also within easy reach.

Thoughtfully improved by the current owners, the property has benefited from extensive upgrades including a modern fitted kitchen, updated décor, replacement carpets, and a thoughtfully landscaped rear garden, creating a stylish home ready to move straight into.

An entrance porch welcomes you into this property, opening into a spacious and inviting living room, complete with stairs rising to the first floor and ample room for both lounge and dining furniture. To the rear, the impressive refitted kitchen has been tastefully designed and includes integrated double ovens, an electric hob, integrated dishwasher, and space for a fridge/freezer. The kitchen also provides internal access to the garage where you will find plumbing for a washing machine.

All three bedrooms can be found on the first floor; The main bedroom, positioned at the front of the property, benefits from built-in storage. Bedroom two is a comfortable double, while bedroom three is currently arranged as a dressing room but would also make an ideal single bedroom or home study. The stylish shower room features a double shower enclosure, WC, wash basin, and heated towel rail. An airing cupboard housing the water tank and loft access complete the first-floor accommodation.

Additional benefits include UPVC double glazing, LPG central heating, and the property was redecorated with new carpets fitted in late 2022. The ground floor also enjoys a combination of engineered oak flooring and practical tiling throughout.

Externally, there's parking for two cars, a small lawned front garden, and access to the garage where the boiler is located. The rear garden is a standout feature, designed for low maintenance with an astro turf lawn, a generous patio seating area, mature planted borders, and a private, enclosed aspect providing a sheltered, private spot to enjoy the sun.

Overall, this is an exceptionally well-presented home offering modern, turnkey accommodation with no onward chain, making it one of the standout properties of its type and price range within the local area.

Porch
1.27m x 1.12m (4'2 x 3'8)

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Lounge
4.67m x 4.67m (15'4 x 15'4)

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Kitchen Diner
4.67m x 2.29m (15'4 x 7'6)

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Bedroom 1
3.45m x 2.77m (11'4 x 9'1)

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Bedroom 2
3.15m x 2.77m (10'4 x 9'1)

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Bedroom 3
2.36m x 1.85m (7'9 x 6'1)

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Bathroom
1.83m x 1.68m (6'0 x 5'6)

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Garage
4.95m x 2.49m (16'3 x 8'2)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

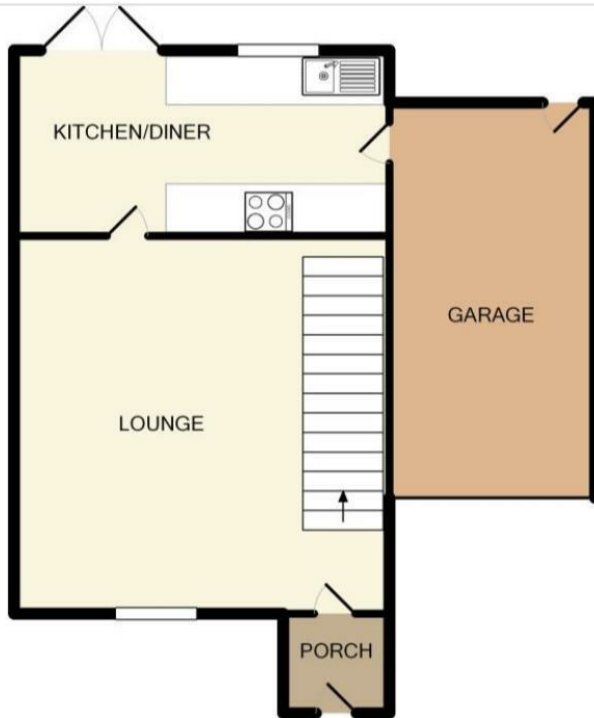
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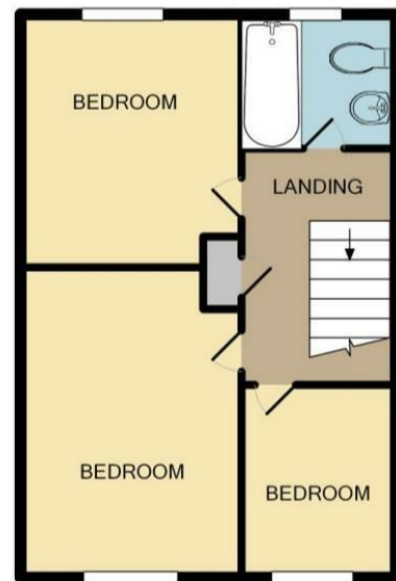
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

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		42	63
		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	

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