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### 3 Westbourne Terrace, Penhale, St. Columb TR9 6LZ

**£225,000**

AN EXCEPTIONALLY SPACIOUS TWO DOUBLE BEDROOM HOUSE WITH AN USUALLY LARGE GARDEN AND A REAR STORE. THIS PROPERTY IS WELL LOCATED FOR EASY ACCESS TO THE A30 AND KINGSLEY VILLAGE AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

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

#### FEATURES:

- EXCEPTIONALLY SPACIOUS TWO BEDROOM SEMI DETACHED HOUSE
- HUGE REAR GARDEN AND DRIVEWAY PARKING AT THE FRONT
- AIR SOURCE HEAT PUMP AND OWNED SOLAR PANELS
- MANY DUAL ASPECT ROOMS
- NO ONWARD CHAIN
- MANY RECENT UPGRADES AND IMPROVEMENTS
- CONVENIENTLY LOCATED WITH EASY ACCESS TO THE A30 AND KINGSLEY VILLAGE
- LARGE GARDEN STORE

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#### DESCRIPTION:

Welcome to Number Three Westbourne Terrace, ideally situated in the heart of Fraddon, central Cornwall. This convenient location offers a range of local amenities, including the popular Blue Anchor Inn. For more extensive shopping, Kingsley Village Retail Park is a few minutes walk 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.

Fraddon enjoys excellent transport links, with the A30 bypass providing easy access throughout Cornwall. The cathedral city of Truro, Cornwall's main commercial and retail hub, lies approximately 13 miles to the south-west. The central location of Fraddon also offers convenient access to the nearby towns of St Austell, Bodmin, and Truro. For families, the neighbouring village of Indian Queens is home to a primary school, while older children typically travel to Newquay for secondary education.

This exceptionally spacious two double bedroom semi-detached home, originally built on a three-bedroom footprint, has been thoughtfully updated and improved throughout. Recent upgrades include a stylish new kitchen, fresh flooring and décor, the installation of an energy-efficient air source heat pump with new radiators, and solar panels—making this a modern, low-maintenance home with excellent energy credentials.

A bright and welcoming entrance hall with stairs to the first floor leads into a generous dual-aspect lounge, filled with natural light and offering ample space for a variety of furniture layouts. On the other side, the upgraded kitchen overlooks the rear garden and is fitted with a range of attractive wood-effect units and a useful breakfast bar, perfect for breakfast on the run! There's space for an oven, fridge freezer, and washing machine—all of which are included in the sale. The kitchen also provides direct access to a useful side store.

Upstairs, you'll find two spacious double bedrooms. The main bedroom features built-in storage and overlooks the rear garden, while the second bedroom is a large dual-aspect room currently used as a study. This room was previously two separate bedrooms and could be reconfigured to restore the original three-bedroom layout if desired. A family bathroom with a bath and electric shower is located off the landing, along with access to the loft. Fresh, neutral décor and modern floor coverings run throughout, creating a bright and welcoming feel. The current owners have installed an air source heat pump ensuring an economical way of living. They also have owned solar panels.

Externally, there's driveway parking at the front, while the exceptionally large rear garden, mainly laid to lawn offers plenty of sunshine, privacy, and space for children to play or for future landscaping and extension potential.

This move-in-ready home is offered with no onward chain and is ideally located for first-time buyers or anyone seeking a spacious, well-presented property in a convenient location.

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Hallway  
3.84m x 1.75m (12'7 x 5'9)

.

Kitchen  
3.81m x 2.90m (12'6 x 9'6)

.

Lounge  
4.80m x 3.68m (15'9 x 12'1)

.

Bedroom 1  
3.86m x 3.40m (12'8 x 11'2)

.

Bedroom 2  
4.80m x 2.90m (15'9 x 9'6)

.

Bathroom  
1.70m x 1.22m (5'7 x 4'0)

.

Rear Store  
8.31m x 3.20m (27'3 x 10'6)

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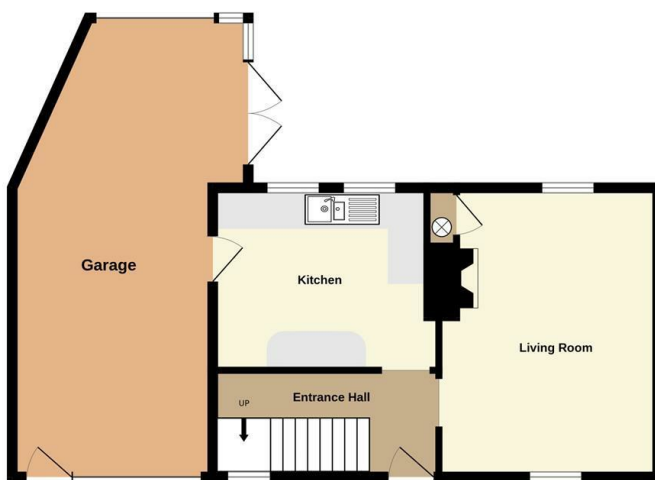
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## FLOORPLAN:

Ground Floor  
61.5 sq.m. (662 sq.ft.) approx.



1st Floor  
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 97.9 sq.m. (1054 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		75	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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