Start & co
THE NEWQUAY ESTATE AGENT
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5 Woodland Terrace, Parka Road, St. Columb, TR9 6PG



3 bedroom terraced house in a popular central Cornwall location with all mains services, enclosed rear garden and a outbuilding ideal for a home business also with mains plumbing and electric.

- Ideal starter home or buy to let investment
- 5 minutes drive from the popular Kingsley shopping complex
- Underfloor heating running throughout downstairs & uPVC Double Glazing throughout
- Outbuilding ideal as a home office/salon or a great garden room
- Popular village location just 2 minutes off the A30
- Vacant Possession with no onward chain

Reduced To £214,950 Freehold

Nestled in the popular village of Fraddon, this terraced house on Parka Road offers an ideal opportunity for first-time buyers, small families, or those looking for a space to work from home. Fraddon offers local amenities with the very popular Kingsley shopping precinct just 5 minutes away and just a 10 minute drive of Newquay town and its popular beaches.

The property has a small walled frontage with walkway to the front door which opens into a small entrance vestibule and further into the open plan lounge/diner. The exposed floorboards run throughout downstairs, this room with a deep mahogany stain and under floor heating which also runs through to the kitchen. Modern spotlights and wall lights have been fitted and the large bay window to the front provides lots of natural light. This also has the staircase ascending to the first floor. To the rear is the kitchen which has a range of floor and wall mounted beech fronted shaker style kitchen units with integral oven & hob unit and dishwasher with ample recesses for all other expected white goods. There is also the combination boiler which runs the heating and hot water throughout.

To the first floor the landing provides access to 2 large double bedrooms and a small single 'box room'. There is a fully tiled bathroom with stone effect ceramic tiles running throughout with a full length bath with shower over, pedestal basin and WC.

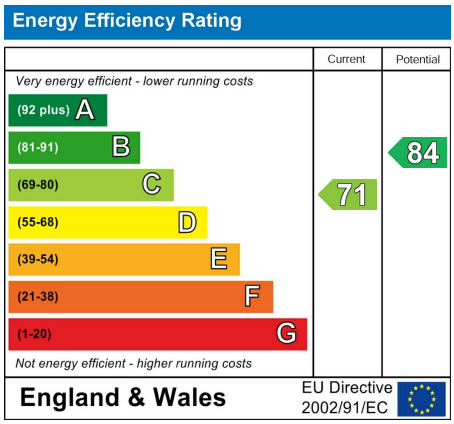
Outside there is a shared access path that runs to the neighbouring properties with steps up to a fully enclosed gated rear garden where the outbuilding is located. The garden is mainly unobstructed from the days sun with a large lawned area leading to the concrete hard standing to the rear.

The outbuilding provides the owner with potential for a home office, salon or garden room with plumbing and electric running throughout and is a great addition to the internal space the property offers.

TENURE
Freehold

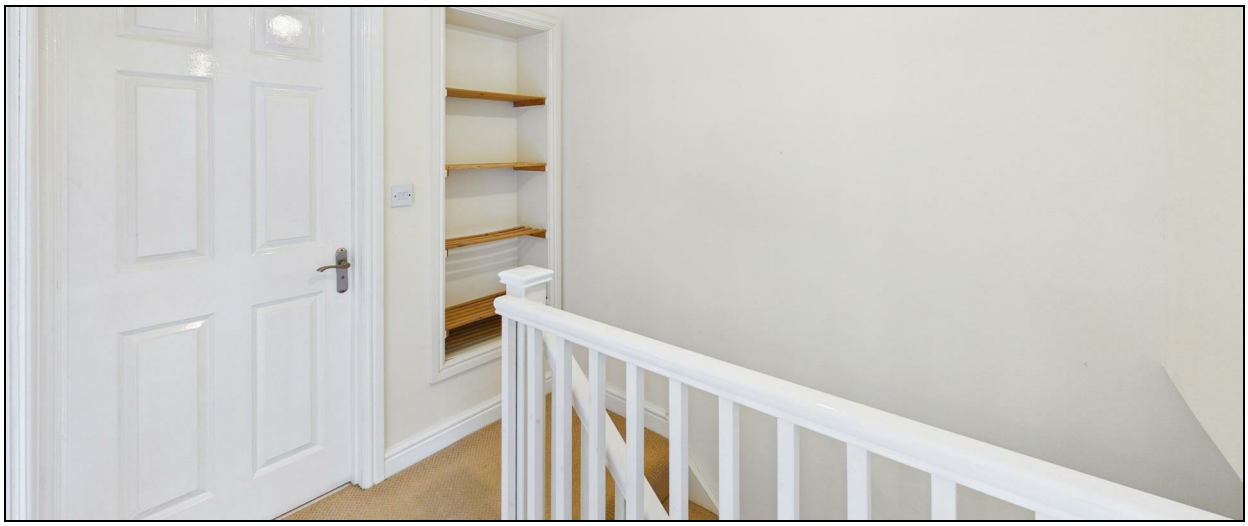
SERVICES
All mains

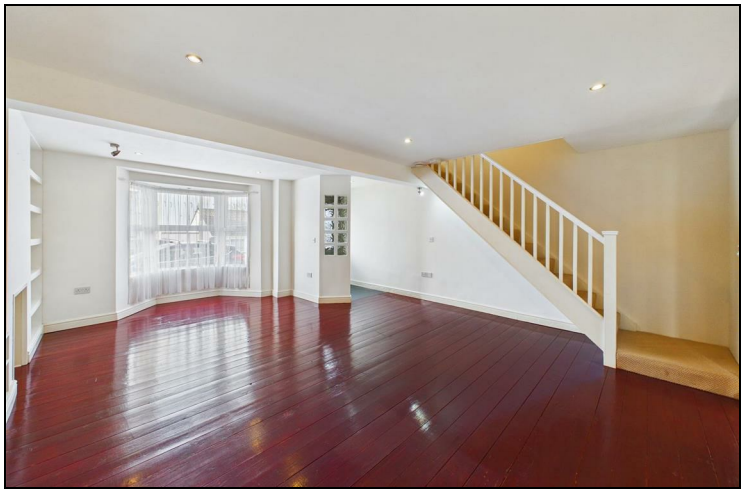
COUNCIL TAX
Band A



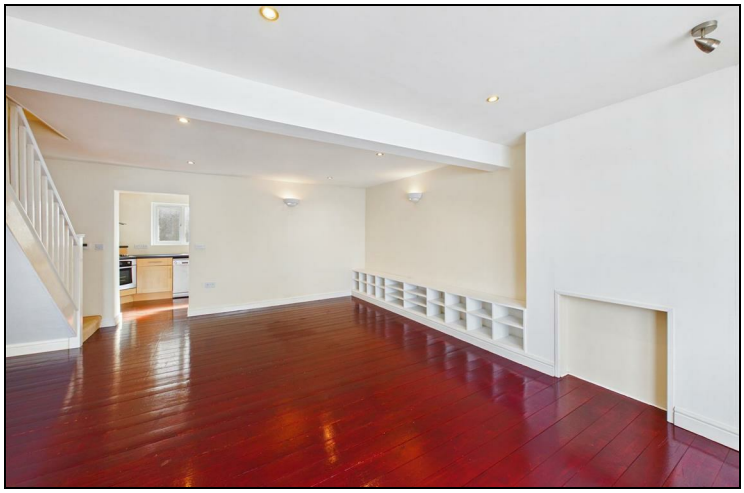




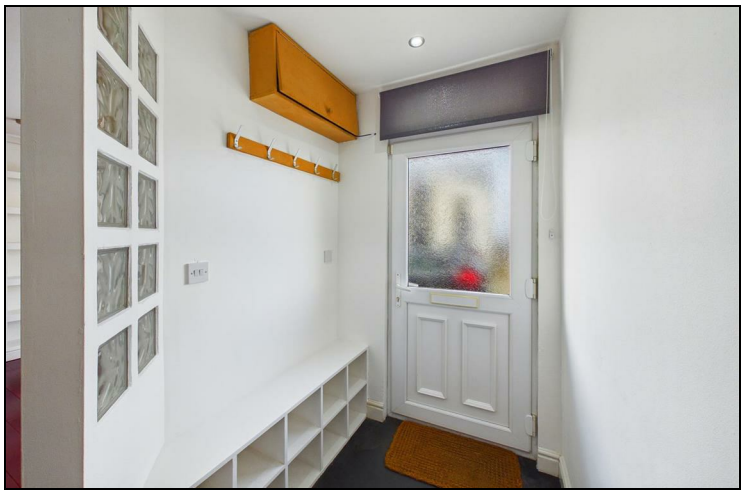






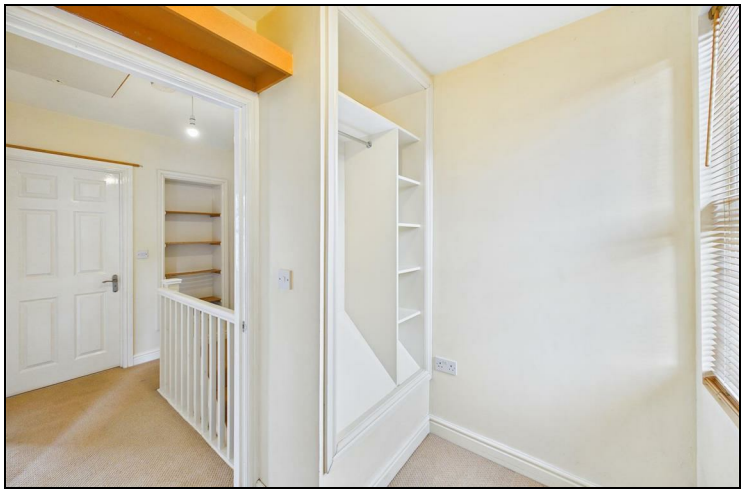


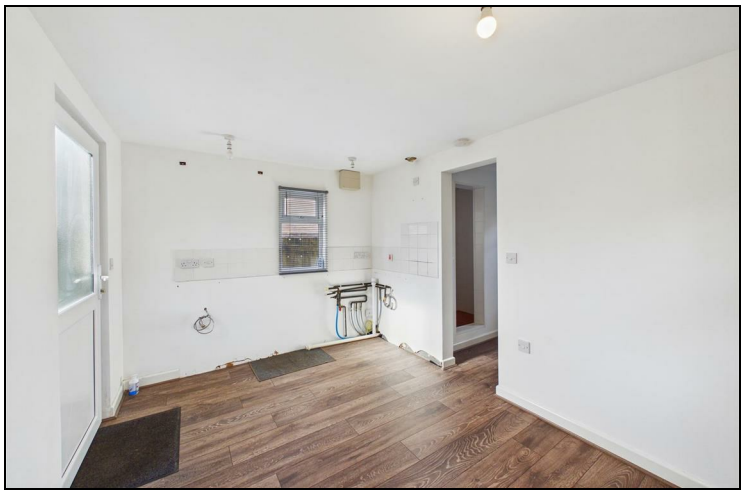










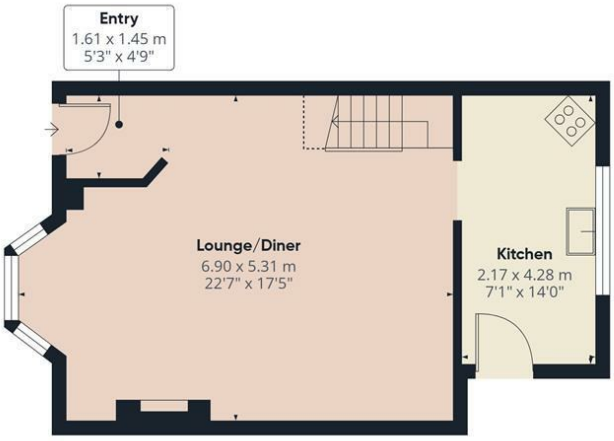




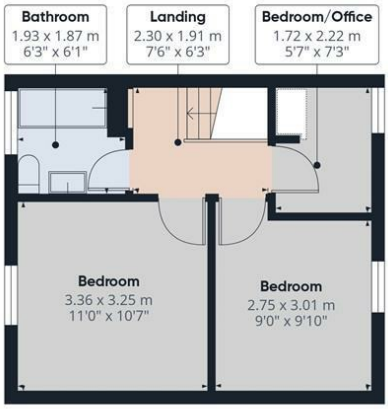




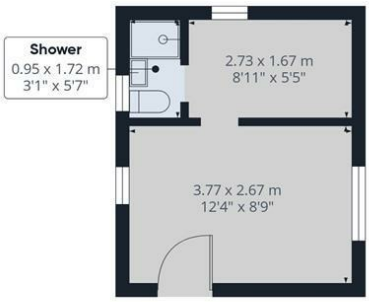




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

88.4 m²

951 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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