

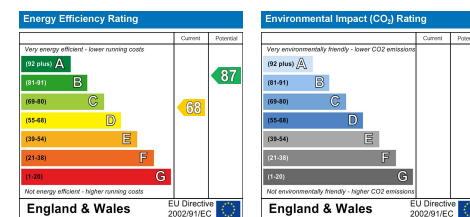
MOORLAND ROAD, INDIAN QUEENS,



KEY FEATURES

- No Chain
- Double Glazed
- Two bedrooms
- Enclosed Garden and Courtyard
- Sitting / Dining Room
- EPC D
- Electric Heating
- Off Road Parking Space
- Access to A30
- Tenanted Until 16/08/21 Offering Buy-To-Let Potential

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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1 SHELL COTTAGE MOORLAND ROAD, INDIAN QUEENS, ST. COLUMB, TR9
END TERRACE TWO BEDROOM PROPERTY WITH PARKING AND GARDEN

1 Shell Cottages is a well presented and modern end of terrace house situated in a small residential development of four similar properties. The property has been used by our client as an investment for residential letting but it is equally suited to full time occupation. The accommodation is well proportioned and in all comprises; two double bedrooms, sitting/dining room, kitchen, family bathroom and ground floor cloak room. Enclosed garden to the front and side. To the rear is a low maintenance courtyard and one off road parking space. Windows are sash style double glazed throughout and heating is provided by a combination of night storage heaters and electric panel heaters. The property is currently tenanted until 16th August 2021 with a possibility of extension so an ideal buy to let and sold with no onward chain.

GUIDE PRICE £175,000

GENERAL COMMENTS

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INDIAN QUEENS

Indian Queens merges with St Columb and Fraddon and this combined environment affords a range of shops and amenities for daily needs. The location is particularly convenient for the centres of Newquay, St. Austell or Truro and being just off the A30 there is easy access to all parts of the county.

In greater detail the accommodation comprises of (all measurements are approximate):

ENTRANCE HALL

Sash style door leading to light entrance hall with night storage heater and doors to ground floor cloak room, storage cupboard, kitchen and sitting room/ lounge.



KITCHEN

14'0" x 7'4" (4.27m x 2.25m)
Fitted with a range of matching base and eye level units and drawers with worktops over, tiled splashbacks and one and a half bowl sink and drainer inset. Cooker and extractor hood, space and plumbing for washing machine and for under counter fridge and sash style double glazed window to front.

SITTING/DINING ROOM

14'11" x 13'8" (4.57m x 4.18m)
Patio doors leading out to rear garden/ courtyard, fire place with hearth for electric fire, telephone & tv point, and night storage heater.

FIRST FLOOR

LANDING loft access and airing cupboard housing hot water tank and with shelving. Doors to:-

BEDROOM ONE

9'8" x 11'1" (2.95m x 3.4m)
Double Glazed sash style window to rear, electric panel heater, t.v. point & built in wardrobes.

BEDROOM TWO

8'10" x 10'5" (2.7m x 3.2m)
Double Glazed sash style window to front, electric panel heater, and t.v. point & built in storage cupboard.

BATHROOM

7'3" x 6'2" (2.22m x 1.88m)
A coloured suite comprising low level w.c., pedestal wash hand basin and panel bath with electric shower over bath and a fully tiled surround with fan heater.



SERVICES

Mains water, electricity and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding in an easterly direction on the A30 take the slip road signposted for Wadebridge A39 / B3279. At the roundabout, take the second exit sign posted Indian Queens. At the next roundabout, turn right on to Moorland Rd. 1 Shell Cottages can be seen after a short while on the left on the corner of Toldish Lane.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.