

Paddocks End, Higher Fraddon, St. Columb, Cornwall TR9 6NY

Asking Price: £375,000

STRATTON CREBER













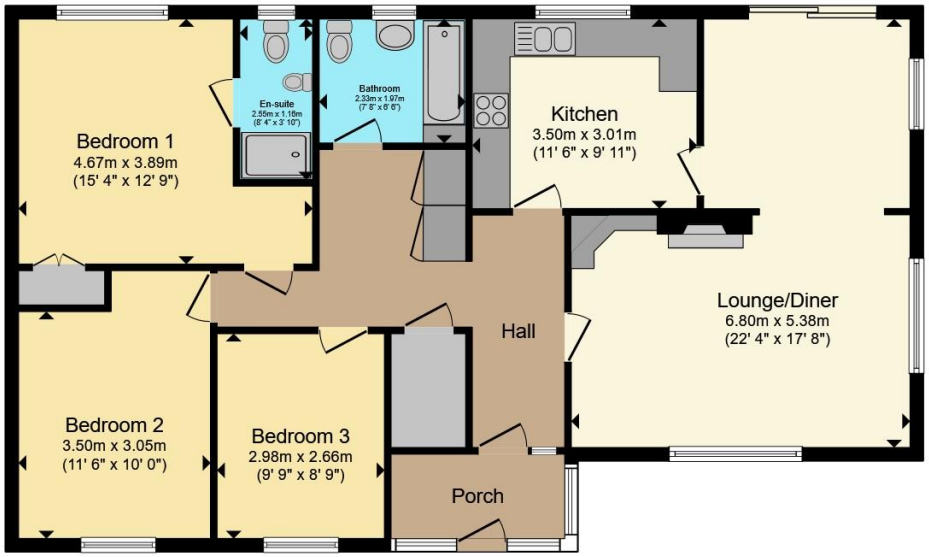
This spacious detached three double bedroom bungalow with master en suite shower, bathroom, lounge, dining room, fitted kitchen, and utility/boiler room, has uPVC double glazing and LP gas central heating. Outside there is a double garage, workshop, store room, level parking for two cars, and enclosed rear and side gardens

Viewing is recommended - Chain Free

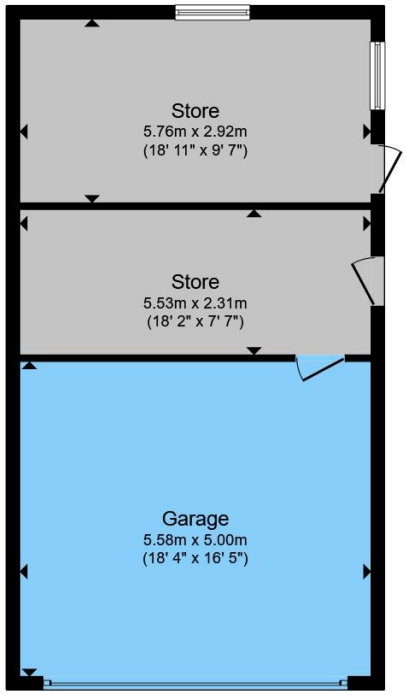
Situated on a private lane within the popular village of Higher Fraddon, a vibrant community with amenities and facilities within a mile including, Marks and Spencers, Next, Boots, TK Maxx, a variety of public houses and local restaurants, petrol stations, church, Co-op supermarket and primary school. Easy access to north and south coast. The property is also well located for access to both the A30 and A39, and on direct regular bus routes to Truro, Newquay and St Austell, with St Columb Road railway station less than a mile away.







Floor Plan



Outbuilding

Total floor area 166.9 m² (1,797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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