



3 Mandalay Villas , Fraddon, St. Columb, Cornwall, TR9 6JU

SUPERB GROUND FLOOR APARTMENT IN A SMART PURPOSE-BUILT DEVELOPMENT OF ONLY 8. WITH OPEN PLAN LOUNGE/DINER/KITCHEN, ONE DOUBLE BEDROOM, MODERN BATHROOM SUITE AND ALLOCATED PARKING. IDEAL FIRST HOME OR BUY TO LET INVESTMENT. POPULAR WELL CONNECTED MID COUNTY VILLAGE LOCATION. NO ONGOING CHAIN.

£105,000

our ref: CNN9967

KEY FEATURES



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- MODERN GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER/KITCHEN
- SPACIOUS DOUBLE BEDROOM
- WHITE TILED BATH SUITE WITH SHOWER
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- PRIVATE FRONT DOOR FOR ADDED CONVENIENCE
- ALLOCATED OFF STREET PARKING
- IDEAL FIRST PURCHASE OR BUY TO LET
- WELL MAINTAINED DEVELOPMENT
- NO ONGOING CHAIN



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Energy rating (EPC) **TBC**

Council tax band: **A**

SUMMARY

Welcome to 3 Mandalay Villas, a modern ground floor apartment situated in a purpose-built development of only eight units purpose built in 2004. This delightful property offers light and contemporary living spaces, making it an ideal choice for first-time buyers, investors, or retirees seeking convenience and comfort.

Fraddon itself is a popular and well-connected location, forming part of a vibrant community between the neighbouring villages of Indian Queens and St Columb Road. The trio of villages boasts essential amenities, including a co-op, doctors' surgery, various takeaways, and a traditional village pub.

Step inside 3 Mandalay Villas to discover an inviting open plan lounge/diner/kitchen, where ample space allows for a cosy sofa and a small dining suite. The kitchen features a stylish grey painted shaker-style design with integrated oven, hob, and extractor, as well as spaces for additional white goods.



The apartment comprises a good-sized double bedroom that will easily accommodate a double bed and additional freestanding furniture.

The bathroom features a modern white bath suite with tiled walls, including a feature glass mosaic border, complete with a shower over the bath.

Benefiting from gas-fired central heating and UPVC double glazed windows, this apartment ensures year-round comfort and energy efficiency.

What sets this apartment apart is its advantageous ground floor position, offering the convenience of a private front door—ideal for those seeking easy access and added convenience. The well-managed development, owned by residents, includes communal amenities such as a bin store, clothes drying area, and neatly maintained garden spaces. With a resident car park to the rear, number three enjoys its own allocated parking space.

This residence combines modern living with practical amenities in the charming village lifestyle of Fraddon.

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THE LEASE:

Length of Lease: 999

Lease Start Date: 2004

Ground rent: N/A, share of freehold

Service charge & Info: £70 pcm inc buildings insurance

Freeholder: Mandalay Villas Ltd (Residents)

Management Company: Belmont Property Management Truro

Residential letting: Yes

Holiday letting: No

Pets: Yes with prior consent from landlord



ADDITIONAL INFO

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Utilities: All mains services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: 1 Allocated parking space

Heating and hot water: Gas central heating for both

Accessibility: Ground floor apartment

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Ground Floor

Entrance door into

Open plan

lounge/kitchen

13' 8" x 13' 6" (4.16m x 4.11m)

Inner Hallway and rear access

6' 1" x 2' 10" (1.85m x 0.86m)

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Bedroom

10' 3" x 10' 3" (3.12m x 3.12m)

Parking space no. 3



LIKE TO KNOW MORE?

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