



Trelawney Parc

St. Columb

TR9 6SN

Guide Price £160,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- CONNECTED TO MAINS SERVICES
- FALLS WITHIN COUNCIL TAX BAND A
- AMPLE ON STREET PARKING
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 871.88 sq ft



### Property Description

Millerson Estate Agents are pleased to present this two bedroom, end of terrace property located in St Columb. Situated on a popular residential estate, this home would make an ideal first time buyer property or as a great addition to an investment portfolio. The accommodation briefly comprises of an entrance hallway / utility area with doors leading off to the kitchen and lounge. Upstairs offers two good sized bedrooms and a bathroom, with ample storage. To the rear of the property you will find a small, enclosed garden. This home is being sold with no onward chain and vacant possession upon completion. Viewings are highly advised to appreciate this property's full potential.

### Location

The historic market town of St Columb Major caters for all day to day amenities including primary school, doctor surgery, dentist, banks, post office, chemist, church and variety of shops. St Columb Major itself is situated a few miles from the north Cornish Coast and is within easy commuting distance of Truro, St Austell, Wadebridge, Padstow and Newquay Airport is less than four miles away. Newquay is approximately seven miles away and has a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline.

### The Accommodation Comprises

(All dimensions are approximate)

### Ground Floor

Front door leading into:

### Entrance Hallway / Utility Area

6'11" x 6'4" (2.13m x 1.95m)

Consumer unit. Range of storage units with plumbing and space for washing machine and tumble dryer. Ample power sockets. Vinyl flooring. Skirting.

### Kitchen

10'11" x 6'1" (3.35 x 1.87)

Double glazed window to the front aspect with fitted blind. A range of wall and base fitted units with roll top work surfaces and stainless steel sink with drainer. Serving hatch opening into lounge. Space for freestanding oven/grill, fridge/freezer and/or washing machine/dishwasher. Tiling around stain sensitive areas. Ample plug sockets. Vinyl flooring. Skirting.

### Living Room

14'11" x 6'1" (4.55m x 1.87m)

Double glazed window to the rear aspect. Spacious under-stairs cupboard. Radiator. Ample plug sockets. TV point. Carpeted flooring. Skirting. UPVC door leading into the rear garden.

### First Floor

Landing - Smoke sensor. Loft access. Storage cupboard. Power sockets. Skirting. Doors leading to

### Bedroom One

12'5" x 9'11" (3.81m x 3.03m)

Two double glazed windows to the rear aspect. Radiator. Ample sockets. Carpeted flooring. Skirting.

### Bedroom Two

12'6" x 8'0" (3.83m x 2.46m)

Double glazed window to the front aspect. Smoke sensor. Storage cupboard housing boiler. Radiator. Ample plug sockets. Carpeted flooring. Skirting.

### Bathroom

8'0" x 6'3" (2.45m x 1.92m)

Extractor fan. Bath with electric shower over. WC with push flush. Wash basin. Tiling around water sensitive areas. Radiator. Vinyl flooring. Skirting.

### Outside

To the Front- Steps and hard-standing path leading to the front door.

To the Rear- An enclosed, laid to lawn garden with timber fencing and brick built boundary walls.

### Parking

There is no allocated parking for this property however, ample parking is available close-by.

### Agents Note

The property is connected to mains gas, electricity, water and drainage. It falls within Council Tax Band A. There is an annual service charge of £49.44 payable to Ocean Housing. \*The service charge is subject to annual review.

### Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

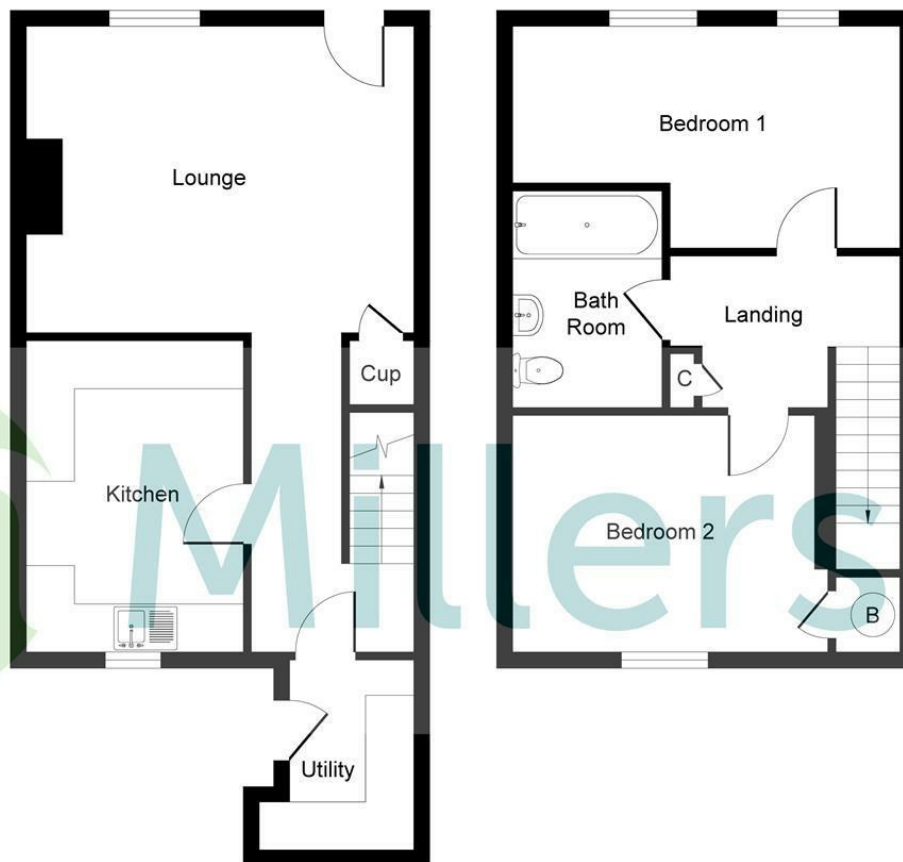


Heating features: None  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good  
 Parking: On Street and Communal  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



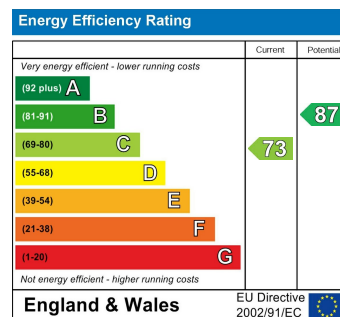


Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Please Speak to Our Lettings Area Manager Lizzie Collins  
01726 72236

## Contact Us

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