

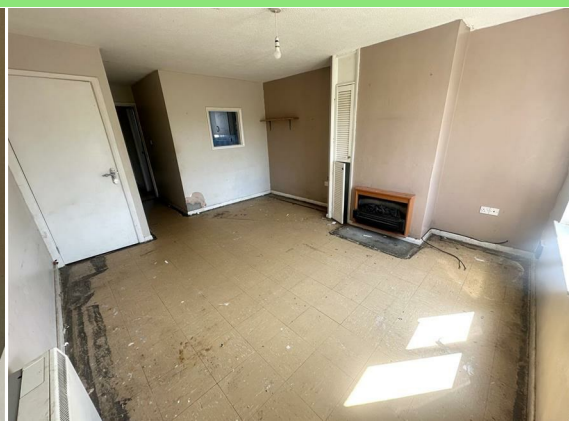
# Trelawney Parc

St. Columb

TR9 6SN

Guide Price £160,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- ENCLOSED REAR GARDEN
- AMPLE ON STREET PARKING
- FALLS WITHIN COUNCIL TAX BAND A
- CONNECTED TO ALL MAINS SERVICES
- GOOD LINKS TO THE A30
  - DOUBLE GLAZING THROUGHOUT
  - SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 796.52 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. The accommodation briefly comprises of an entrance hallway with doors leading off to the kitchen and spacious 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)

#### Kitchen

11'0" x 6'1"n (3.36m x 1.86mn)

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

#### Living Room

15'1" x 12'5" (4.61m x 3.80m )

Double glazed window to the rear aspect. Spacious under- stairs cupboard. Panel heater. Ample plug sockets. Tv point. Skirting. UPVC door leading into the rear garden.

#### First Floor

Landing- Loft access. Smoke sensor. Storage cupboard. Panel Heater.

#### Bedroom One

12'5" x 9'10" (3.80m x 3.02)

Two double glazed windows to the rear aspect. Panel Heater. Ample sockets. Skirting.

#### Bedroom Two

10'4" x 8'7" (3.15m x 2.64m)

Double glazed window to the front aspect. Panel heater. Ample plug sockets. Skirting.

#### Bathroom

8'0" x 4'4" (2.44m x 1.34m )

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

#### Outside

The the front-

To the rear- An enclosed laid to lawn garden.

#### Parking

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

#### Services

This property is connected to main electricity, water and drainage. It also falls within Council Tax Band A.

#### Agents Notes

Annual Service Charge of £61.92 \*The service charge is subject to annual review.

#### Material Information

Verified Material Information

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Communal and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No



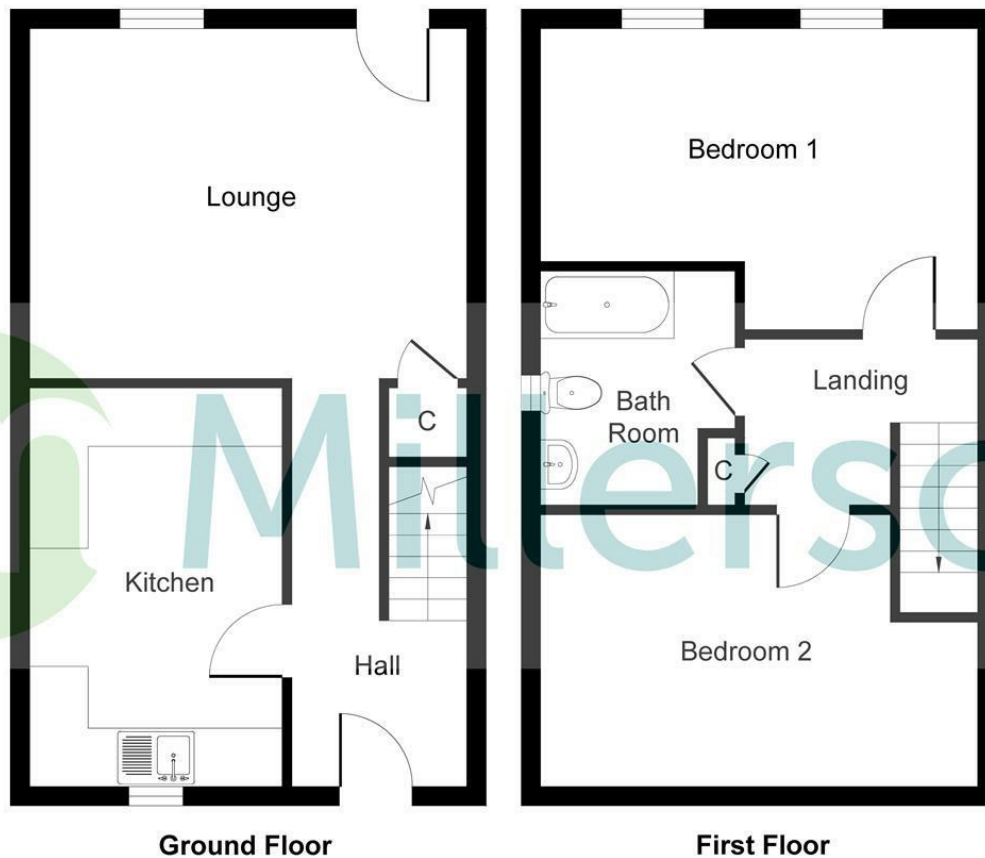
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

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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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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

