



Trelawney Parc

St. Columb

TR9 6SN

Guide Price £190,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- TWO DOUBLE BEDROOMS
- RECENTLY RENOVATED
- EXPANSIVE REAR GARDEN
- NEWLY INSTALLED KITCHEN
  - COMMUNAL PARKING AVAILABLE
- CONNECTED TO ALL MAINS SERVICES
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 710.42 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this exceptional two-bedroom end of terrace home, which has been recently renovated to a high standard throughout. Offered to the market with no onward chain and vacant possession, this beautifully finished property is ready for immediate occupation and represents a fantastic opportunity for first-time buyers eager to step onto the property ladder, as well as savvy investors seeking a strong and stylish addition to their portfolio.

From the moment you step inside, the home impresses with its light-filled and welcoming entrance hallway, setting the tone for the quality and care evident throughout. Cleverly designed to maximise both space and functionality, the ground floor offers a thoughtfully converted utility room, ideal for modern living, alongside a stunning, recently installed kitchen. This contemporary space features a wealth of cupboards and drawers, generous worktop areas, and a range of integrated appliances, making it as practical as it is visually appealing. The layout flows effortlessly into the spacious lounge, a superb living area that has been freshly carpeted to create a warm and inviting atmosphere, perfect for relaxing evenings or entertaining guests.

Ascending to the first floor, the property continues to impress with a wonderful sense of space and natural light. There are two generously sized double bedrooms, both beautifully presented and offering flexibility for a variety of lifestyles, whether as comfortable sleeping accommodation, a home office, or guest space. These rooms are served by a well-appointed family bathroom, completing the internal layout with style and convenience.

Externally, the property boasts an enclosed rear garden that provides a private and tranquil outdoor haven. This delightful space has been designed with enjoyment in mind, featuring a patio area at the far end, ideal for al fresco dining, summer barbecues, or simply unwinding in a peaceful setting. The garden offers the perfect balance of usability and charm, making it a true extension of the home. In addition, communal parking is available on a first-come, first-served basis, ensuring practicality for residents and visitors alike.

Further benefits include connections to mains gas, electricity, water, and drainage, along with the added advantage of falling within Council Tax Band A.

#### LOCATION

The historic market town of St Columb Major offers a well-rounded range of everyday amenities, making it both practical and appealing for residents. Within the town itself you'll find a primary school, doctor's surgery, dentist, banks, post office, chemist, church, and a variety of independent shops, all contributing to a strong sense of community and convenience.

Ideally positioned just a few miles from the stunning North Cornish coast, St Columb Major provides easy access to some of the region's most celebrated beaches and coastal scenery. The town is also well placed for commuting, with straightforward links to Truro, St Austell, Wadebridge, and Padstow. For those needing to travel further afield, Newquay Airport is conveniently located less than four miles away.

The vibrant coastal town of Newquay lies approximately seven miles from St Columb Major and offers a broader selection of shopping, educational facilities, and banking services. It is also renowned for its lively atmosphere, with an excellent choice of stylish bars, restaurants, and nightlife venues.

Newquay further enhances its appeal with a historic and picturesque working fishing

harbour, alongside access to some of Europe's most breathtaking coastline, famed for its golden sandy beaches, dramatic cliffs, and world-class surfing conditions.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

##### ENTRANCE

uPVC door leading into:

##### UTILITY ROOM

Skimmed ceiling. Consumer unit. Plumbing for washing machine and tumble dryer. Multiple plug sockets. Skirting boards. Vinyl flooring. Door leading to:

##### INNER HALLWAY

Skimmed ceiling. Radiator. Skirting boards. Carpeted flooring. Doors leading to:

##### KITCHEN

Skimmed ceiling. Double-glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Brand new integrated oven with four-ring hob and extractor hood over. Splashback tiling. Stainless steel sink with drainer. Serving hatch. Multiple plug sockets. Skirting boards. Vinyl flooring.

##### LOUNGE/DINER

Skimmed ceiling. Double-glazed window to the rear aspect. Under-stairs storage cupboard. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring. Door leading out to the rear garden.

##### FIRST FLOOR LANDING

Skimmed ceiling. Access into a partially boarded loft space. Smoke alarm. Built-in storage cupboard. Plug socket. Skirting. Carpeted flooring.

##### BEDROOM ONE

Skimmed ceiling. Two double-glazed windows to the rear aspect. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

##### BATHROOM

Skimmed ceiling. Extractor fan. Splashback panelling throughout. Electric shower over the bath. Vanity wash basin with storage underneath. W.C. Radiator. Skirting boards. Vinyl flooring.

##### BEDROOM TWO

Skimmed ceiling. Carbon Monoxide alarm. Double glazed window to the front aspect. Built-in storage cupboard housing the boiler. Multiple plug sockets. Skirting. Carpeted flooring.

##### EXTERANLLY

##### GARDEN

Externally, the property boasts an enclosed rear garden that provides a private and tranquil outdoor haven. This delightful space has been designed with enjoyment in mind, featuring a patio area at the far end, ideal for al fresco dining, summer barbecues, or simply unwinding in a peaceful setting. The garden offers the perfect balance of usability and charm, making it a true extension of the home.

##### PARKING

Communal parking is available on a first-come, first-served basis, ensuring practicality for residents and visitors alike.



### SERVICES

Further benefits include connections to mains gas, electricity, water, and drainage, along with the added advantage of falling within Council Tax Band A

### AGENTS NOTES

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

## Costs & tenure

Tenure: Freehold

Council tax band: A

EPC rating: C

## The building

End-terrace house, standard construction

2 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: 2 ok, Vodafone ok, Three good, EE good

Parking: Communal

## Risks & restriction

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

All information is provided without warranty. Contains HM Land Registry data

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Open Government Licence v3.0.

The information contained is intended to help you decide whether the

property is suitable for you. You should verify any answers which are

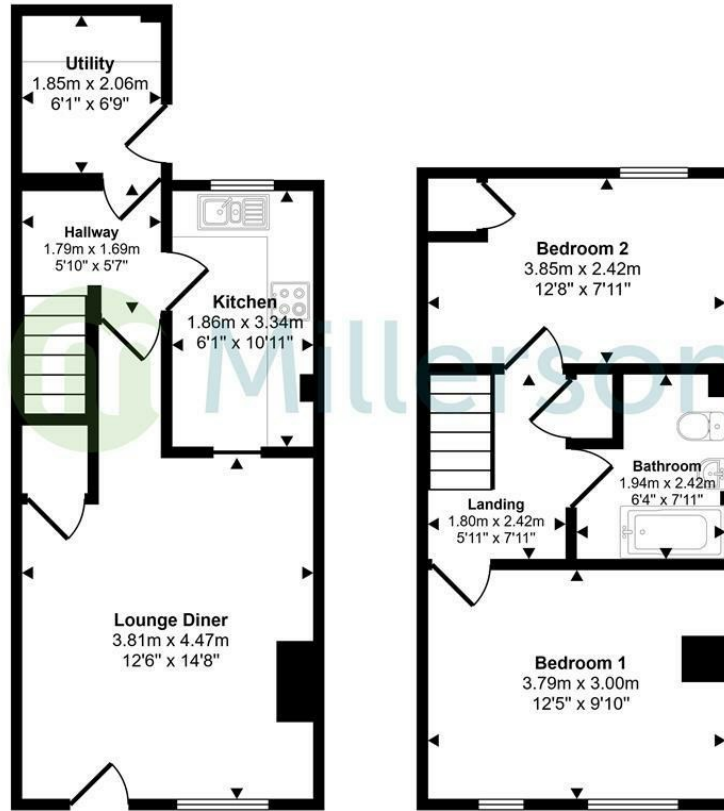
important to you with your property lawyer or surveyor or ask for quotes from

the appropriate trade experts: builder, plumber, electrician, damp, and

timber expert.



Approx Gross Internal Area  
66 sq m / 710 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft

First Floor  
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 87        |
| (69-80) C                                   |  | 73                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## 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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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