



# Trelawney Parc

St. Columb

TR9 6SN

£150,000

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



Tenure - Freehold

Council Tax Band - A

Floor Area - 721.18 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this two-bedroom mid-terrace home, ideally located within the popular residential area of St Columb. The property is well suited to first-time buyers or investors looking for an addition to their portfolio.

The accommodation comprises of a generous living room, providing a warm and versatile space for everyday living and relaxation, which leads through to the kitchen. The kitchen offers a practical layout with ample scope for updating and personalisation, with both rooms benefiting from good natural light to create a bright and welcoming atmosphere.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a family bathroom with a separate W/C, offering comfortable and flexible accommodation to suit a variety of needs.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for seating, gardening, or low-maintenance enjoyment.

The home is offered to the market with no onward chain and vacant possession on completion. Early viewing is highly recommended to fully appreciate the location, layout, and potential this property has to offer.

### LOCATION

The historic market town of St Columb Major offers a full range of everyday amenities, including a primary school, doctors surgery, dentist, post office, chemist, church and a variety of shops. The town is located just a few miles from the north Cornish coast and is conveniently positioned for commuting to Truro, St Austell, Wadebridge and Padstow, with Newquay Airport less than four miles away. Newquay itself lies approximately seven miles away and provides a wider selection of shopping, along with a vibrant choice of fashionable bars, restaurants and nightclubs. The area is also renowned for its historic and picturesque working fishing harbour and some of Europe's most outstanding coastline.

### THE ACCOMMODATION COMPRISES

(Please see floorplan for measurements )

### ENTRANCE HALLWAY

UPVC double glazed door. Smoke sensor. Radiator. Large under the stair storage cupboard. Skirting.

### LIVING ROOM

Double glazed window to the rear aspect. Radiator. Ample plug sockets. TV point. Vinyl flooring Skirting. UPVC door leading into the rear garden.

### KITCHEN/DINER

Dual aspect double glazed windows. A range of wall and base fitted units and a stainless steel sink with drainer. Space for freestanding oven/grill, fridge/freezer. Tiling around stain sensitive areas. Ample plug sockets. Vinyl flooring. Skirting.

### FIRST FLOOR

Landing - Smoke sensor. Loft access. Storage cupboards with one housing BAXI combination boiler. Power sockets. Skirting. Doors leading to

### BEDROOM ONE

Double glazed windows to the rear aspect. Radiator. Ample sockets. Vinyl flooring. Skirting.

### BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Ample sockets. Vinyl flooring. Skirting.

### BATHROOM

Double glazed frosted window to the front aspect. Extractor fan. Splashback tiling throughout. Bath with electric shower Wash basin. Radiator. Skirting. Exposed wooden flooring.

### W/C

Double glazed frosted window to the front aspect. W/C. Vinyl flooring. Skirting.

### OUTSIDE

To the rear, the property enjoys a generously sized, fully enclosed garden, mainly laid to lawn, offering a secure and private setting for outdoor dining, family use, or leisure.

### PARKING

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

### SERVICES

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

### AGENTS NOTES

Annual Service Charge of £150.24 per year, subject to annual review from 1st April 2027.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

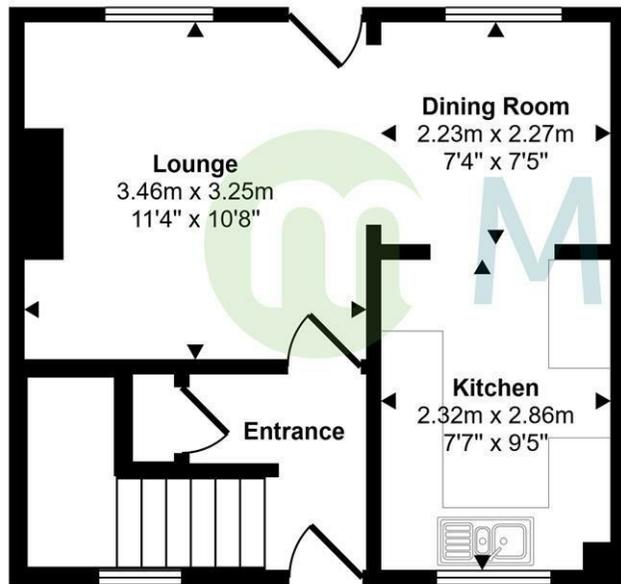


Property construction: Standard construction  
Energy Performance rating: C  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great  
Parking: 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

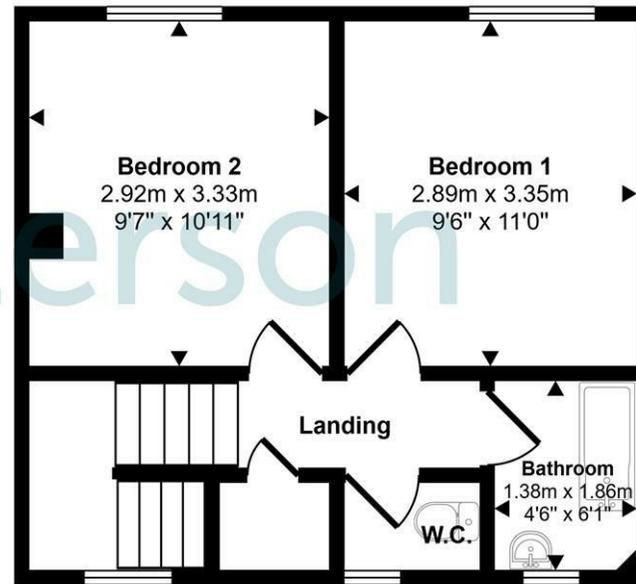
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Approx Gross Internal Area  
63 sq m / 675 sq ft



Ground Floor  
Approx 31 sq m / 331 sq ft



First Floor  
Approx 32 sq m / 344 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		72	
(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

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