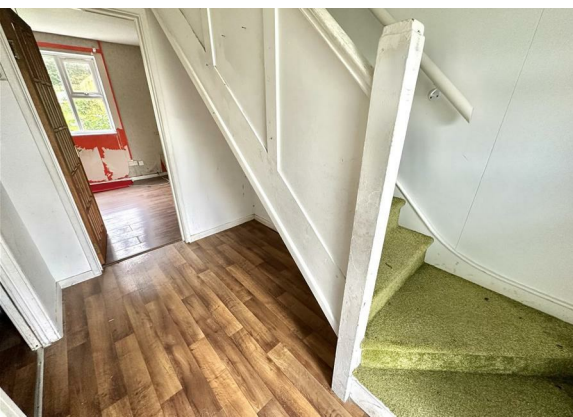




South Park
St. Columb
TR9 6RU

Asking Price £170,000

- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- RENOVATION REQUIRED
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS REAR GARDEN
- OWNED SOLAR PANELS
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 731.00 sq ft



Property Description

Millerson Estate Agents are thrilled to bring this two double bedroom property to the market. Located within a popular village, this property requires renovation throughout and is perfect for first time buyers. The property briefly comprises of a spacious kitchen / diner and living room on the ground floor whilst upstairs offers two spacious bedrooms and also the family bathroom. There are front and rear gardens, both of which are laid to lawn as well as the additional benefit of owned solar panels. The property is connected to mains services and falls under Council Tax Band A. Viewings are highly recommend to appreciate all that this property has to offer.

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 Property Comprises

(All dimensions are approximate)

Entrance Hall

Double glazed window to the front aspect. Smoke sensor. Stairs leading to first floor. Vinyl flooring. Doors leading into:

Living Room

10'4" x 9'4" (3.15m x 2.87)

Double glazed window to the rear aspect. Ample plug sockets. Broadband point. Skirting. Laminate flooring.

Kitchen

11'8" x 9'3" (3.56m x 2.83m)

Double glazed window to the front aspect. A range of wall and base fitted units with roll top work surfaces. Consumer unit and solar panel unit housed within a cupboard. Combination boiler. Wall mounted extractor fan. Space and plumbing for freestanding fridge freezer, oven, washing machine and tumble dryer. Sink with drainer. Tiling around stain sensitive areas. Ample plug sockets.. Vinyl flooring.

Dining Room

10'0" x 6'8" (3.06m x 2.05)

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

First Floor

Smoke sensor. Doors leading to:

Bedroom One

16'3" x 11'11" (4.97m x 3.65m)

Maximum measurements taken.

Two double glazed windows to the front aspect. Two storage cupboards. Radiator. Ample plug sockets. Skirting. Wooden flooring.,

Bedroom Two

11'10" x 9'8" (3.62m x 2.96m)

Double glazed window to the rear aspect. Radiator. Plug sockets. Skirting. Wooden flooring,

Bathroom

6'3" x 5'5" (1.93m x 1.67m)

Frosted double glazed window to the rear aspect. Bath with electric shower over. Wash basin. WC with push flush. Radiator. Tiling around water sensitive areas. Vinyl flooring.

Outside

To the front- Mostly laid to lawn with a hardstanding path leading to the front door.

To the rear- Enclosed south facing garden mostly laid to lawn. Purpose built outbuilding measuring approximately 3.04m x 1.58m with the additional benefit of lighting.

Parking

There is no off road parking with this property, however, parking is available within the cul de sac on a first come first served basis.

Services

Mains electricity, water, gas and drainage. This property falls under Council Tax Band A.

Tenure

Freehold with an annual service charge of £154.56 payable to Ocean Housing. *The service charge is subject to annual review.

Agents Note

The property benefits from eight owned solar panels which will be transferred onto the new owners.

Material Information

Verified Material Information

Council tax band: A

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

Tenure: Freehold

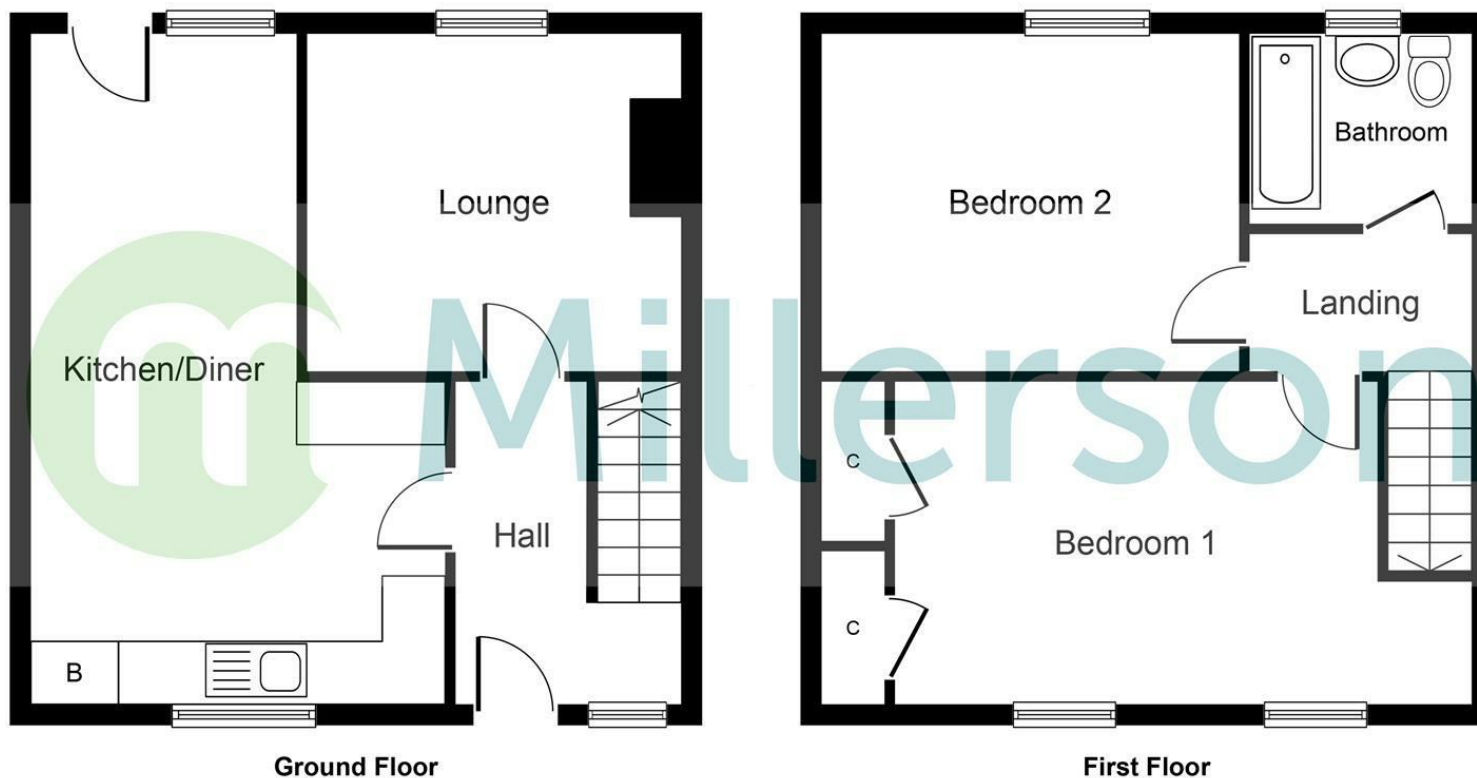


Property type: House
 Property construction: Standard form
 Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions
 Electricity supply: Mains electricity
 Solar Panels: Yes
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
 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 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Directions To Property

Leave Newquay along the A3059 towards St Columb Major. Continue along this road passing a petrol filling station on the left. After the petrol filling station on the left, take the third left turn into Trekenning Road. Drive down Trekenning Road for approximately one quarter of a mile. South Park is located on the right. Drive into South Park and number 20 is located on the right.

Millerson Estate Agents
 5-6 Market Street
 St Austell
 Cornwall
 PL25 4BB
 E: st.austell@millerson.com
 T: 01726 72289
www.millerson.com

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