



St. Francis Road, St. Columb Road, St. Columb, TR9 6qd
£325,000

4 3 1



Offered with no onward chain is this four bedroom family home set within the desirable catchment area of St Columb. The property offers four bedrooms, master with en-suite, living room, sizeable kitchen diner, utility room, family bathroom and downstairs WC. Externally, there is an enclosed patio courtyard to the rear and ample driveway parking to the front. A must view for those looking for a generous family home in a desired location. For those looking to commute, the property is conveniently situated within a short distance to the A30. A versatile residence suitable for families and investors alike. Mains electricity, water and drainage. Oil fired central heating. Council Tax Band D. Call Goundrys Estate Agents now to book your viewing slot to avoid disappointment. The property is approximately seven miles distance from Newquay with its array of bars, restaurants and the stunning Fistral beach.

MATERIAL INFORMATION: Freehold - Cornwall Council - Council Tax Band D - EPC Rating - C

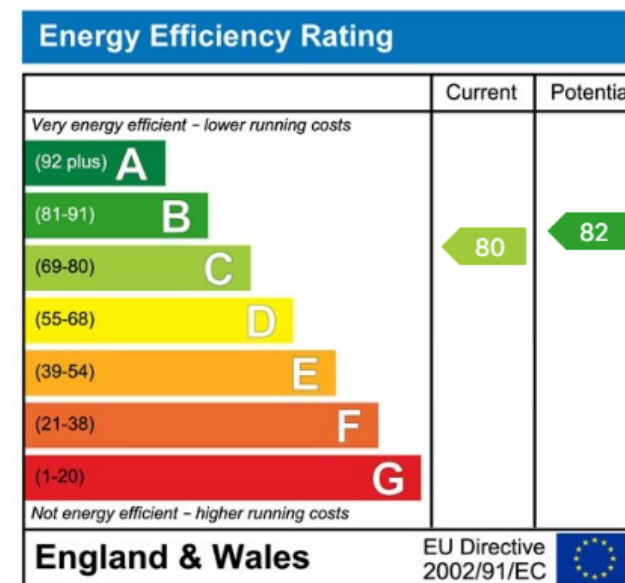
AGENTS INFORMATION: Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.





- Four Bedrooms
- No Onward Chain
- EPC Rating - C
- Family Home
- Driveway Parking



TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements