



NEWQUAY
PROPERTY
CENTRE



126 Trelawney Parc, St. Columb, Cornwall, TR9 6SN

A TWO DOUBLE BEDROOM TERRACED HOUSE IN THE POPULAR MID COUNTY TOWN OF ST COLUMB MAJOR. UPDATED KITCHEN, GAS CENTRAL HEATING, RESIDENTS PARKING, FRONT AND REAR GARDENS, FURTHER SCOPE TO "MAKE YOUR MARK." PERFECT FIRST HOME, BUY TO LET INVESTMENT OR SMALL FAMILY HOME.

£189,950
Freehold

our ref: CNN9972

KEY FEATURES



2

- 2 DOUBLE BEDROOM TERRACED HOUSE
- MODERN FITTED KITCHEN
- UTILITY SPACE & GROUND FLOOR SHOWER
- SUN ROOM OVERLOOKING GARDENS
- GAS FIRED CENTRAL HEATING
- RESIDENTS PARKING BAYS
- IDEAL 1ST PURCHASE OR SMALL FAMILY HOME
- PLENTY OF SCOPE TO MAKE YOUR MARK
- CONVENIENT MID COUNTY TOWN
- PERFECT BUY TO LET INVESTMENT



1



2

Energy rating (EPC) **C**

Council tax band: **A**

SUMMARY

Welcome to 126 Trelawney Parc, a pleasant terraced two-double-bedroom home nestled in the heart of the historic market town of St Columb Major, strategically positioned in the idyllic landscape of Cornwall. This residence offers the perfect synthesis of value for money and accessibility, with convenient proximity to nearby transport links and surrounded by some of Cornwall's most popular towns.

St Columb Major, steeped in rich heritage, boasts a bustling main high street adorned with a variety of daily amenities. From a local co-op, butchers, and various takeaways to several pubs, a dentist, doctors, and a popular primary school, this town has it all. Complementing this is its coastal neighbour, Newquay, just seven miles away, providing a vibrant coastal lifestyle.

Situated on the edge of town, Trelawney Parc offers a reasonably short walk to the main high street. Residents enjoy the



convenience of dedicated parking bays providing ample off-street parking near the properties. The front courtyard garden, enclosed by a tall gate, adds a touch of privacy, and leads to the main entrance.

Upon entering, you're greeted by a versatile recess that serves as both storage and a utility area with full plumbing for a washing machine. Adjacent to this is a functional ground-floor shower suite, awaiting your personal touch for potential updates.

The recently updated kitchen boasts a modern fitted range of shaker-style units, complemented by an integrated double oven, hob, and extractor. Stairs rise to the first floor and a separate doorway leads to the rear, where you'll find the spacious yet cosy lounge/diner featuring an open fire (currently not in use) and ample room for living and dining furniture. A small sunroom doubles as a relaxing seating area, providing access to the rear gardens.

On the first floor, discover two generously sized double bedrooms and the main family bathroom. The bathroom, in addition to its white-tiled suite, features a quality

rainfall-style shower overhead. Throughout the property, residents enjoy the comforts of gas central heating and double glazing, but there is still plenty of scope for buyers to improve and make their own mark.

Both the front and rear gardens are pleasant and entirely usable outdoor recreational spaces, despite not being huge. The traditional garden style in the rear and the low-maintenance patio style in the front create a perfect blend for a variety of outdoor activities from pottering to BBQ's.

FIND ME USING WHAT3WORDS: [deeds.befitting.gone](https://www.what3words.com/deeds.befitting.gone)



ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Communal Residents Parking Bay (not allocated)

Heating and hot water: Gas Central Heating for both.

Accessibility: Level Front & Rear

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Porch

Ground Floor Shower Room

6' 8" x 2' 9" (2.03m x 0.84m)

Kitchen

11' 0" x 9' 4" (3.35m x 2.84m)

Lounge/Diner

15' 0" x 12' 6" (4.57m x 3.81m)

Conservatory

9' 3" x 4' 4" (2.82m x 1.32m)

First Floor Landing

Bedroom 1

12' 6" x 9' 11" (3.81m x 3.02m)

Family Bathroom

8' 1" x 6' 5" (2.46m x 1.95m)

Bedroom 2

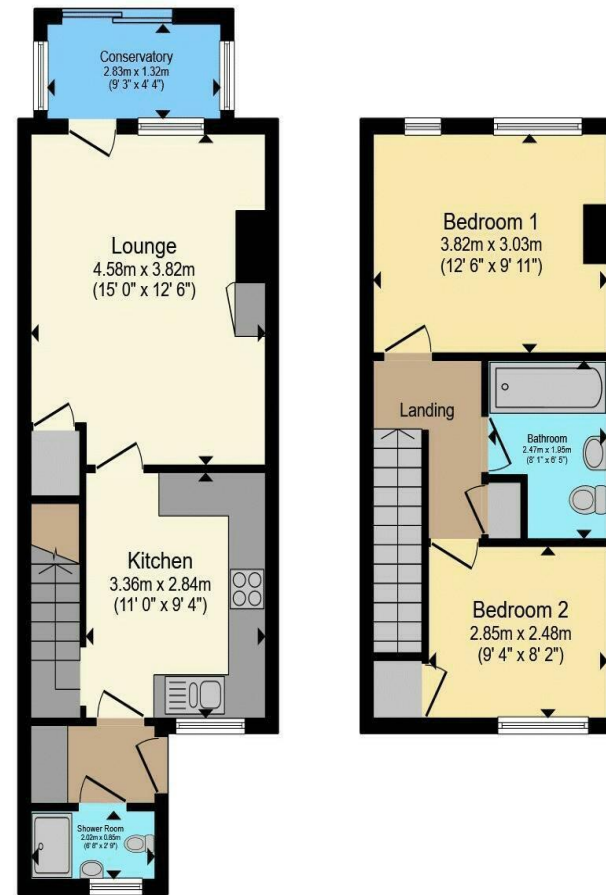
9' 4" x 8' 2" (2.84m x 2.49m)

LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk



Ground Floor

First Floor

Total floor area 70.5 sq.m. (759 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).