



**NEWQUAY**  
PROPERTY  
CENTRE



## Flat 2, Market Place, St. Columb, Cornwall, TR9 6AN

A STUNNING FIRST FLOOR APARTMENT IN A CHARMING GRADE II LISTED BUILDING WITHIN THE HEART OF THE HISTORIC MARKET TOWN OF ST COLUMB MAJOR. FULL OF CHARM, CHARACTER, AND MODERN COMFORTS. OPEN PLAN LIVING SPACE, ONE LARGE DOUBLE BEDROOM AND PRETTY VIEWS OVER THE BEAUTIFUL CHURCH.

£135,000  
Leasehold

our ref: CNN10160

# KEY FEATURES



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- STUNNING ONE BEDROOM APARTMENT
- HISTORICAL GRADE II BUILDING
- PERFECT INVESTMENT/HOLIDAY LET
- IDEAL FOR FIRST TIME BUYERS
- 14FT OPEN PLAN KITCHEN/LIVING ROOM
- FULL OF CHARM & PERIOD FEATURES
- PRETTY VIEWS OVER CHURCH GROUNDS
- MODERN WHITE BATHROOM SUITE WITH SHOWER
- RIGHT IN THE HEART OF TOWN



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Energy rating (EPC) **E**

Council tax band: **A**

# SUMMARY

Approximately 7 miles away from the bustling coastal town of Newquay, St Columb Major is a smaller historic market town. Located further inland, it is an increasingly popular place to live. It has a thriving community and has the perfect balance of small-town life with still having all the most needed facilities on your doorstep. It is conveniently located close to all of your major link roads with the nearest beach being Mawgan Porth which is a short car journey away as is Newquay Airport.

Market Place is in the heart of the town and is within a Grade two listed building with stunning views of the church. Beautifully kept throughout, this one-bedroom apartment is not to be missed.

Access is through a secure communal entrance door with stairs to all floor, the apartment is located on the first floor.

Principally the accommodation is all very well kept, with high ceilings and lush modern carpets throughout. Consisting of an entrance hall, which leads to all the main rooms and houses the main electric central heating system and intercom, there is also a further storage cupboard. There is a good-sized open place kitchen/living/dining area. It is incredibly bright with large picture windows



which frame the views. The kitchen comprises of light oak units with a smart breakfast bar area. There is an electric cooker and gas hob already built in with further appliance space for a washing machine and fridge freezer.

There is a separate king size bedroom with again two picture windows and plenty of room for bedroom furniture. Lastly a separate white bathroom suite with a panelled bath and shower over, tiled walls, wash hand basin and low-level W/C.

It is worth noting that there is no allocated parking with the property however there is plenty of on street parking on the roads around the town centre, and parking permits are available for the locally owned council car parks. The property is also within walking distance of amenities and bus stops etc.

We love that this property is based in the heart of the town and how perfect it could be for either a first-time buyer or holiday let investor. A perfect bolt hole for someone in a quaint Cornish Town, what is there not to love.

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## THE LEASE:

Length of Lease:199

Lease Start Date: TBC

Ground rent: £100 per Annum

Service charge & Info: £756 per Annum

Freeholder: Plymouth Freeholder

Management Company: Scott Estates

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage.

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

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

Parking: No Parking, Street & Permit parking available nearby

Heating and hot water: Electric central heating for both

Accessibility: 1st Floor Apartment with stairs

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

9' 0" x 7' 2" (2.74m x 2.18m)

## Open Plan Kitchen/Living Room

14' 5" x 12' 8" (4.39m x 3.86m)

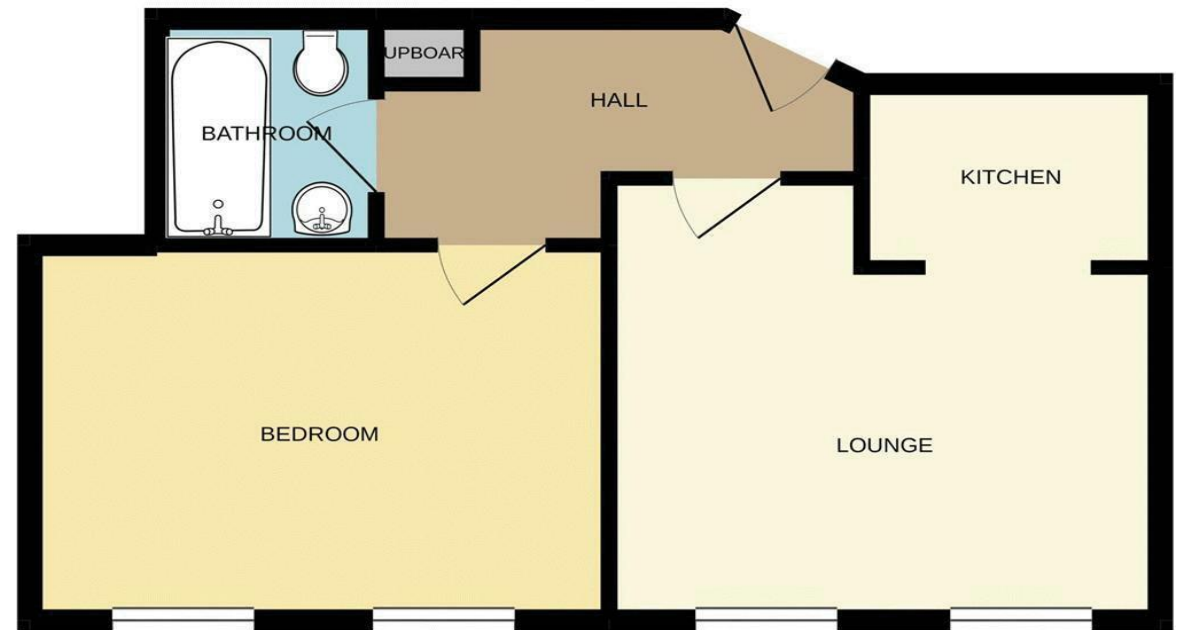
## Bedroom 1

11' 2" x 10' 2" (3.40m x 3.10m)

## Bathroom

7' 3" x 5' 4" (2.21m x 1.62m)

## GROUND FLOOR



## LIKE TO KNOW MORE?

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