



3 Old Rectory Mews, St. Columb, Cornwall, TR9 6BZ

AN IMMACULATE REFURBISHED RESIDENTIAL PARK HOME IN THE HISTORIC MID COUNTY TOWN OF ST COLUMB MAJOR. PRISTINE WELL BALANCED ONE BEDROOM ACCOMMODATION, WITH ON SITE RESIDENCE PARKING, ITS OWN LOW MAINTENANCE GARDENS, AND NEARBY TOWN AMENITIES.

£89,950
Leasehold

our ref: CNN10284

KEY FEATURES



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- IMMACULATE REFURBISHED ONE BEDROOM PARK HOME
- POPULAR SITE IN THE HISTORIC MARKET TOWN OF ST COLUMB MAJOR
- CLOSE TO ESSENTIAL DAILY AMENITIES WITHIN THE TOWN
- PEACEFUL SEMI-RETIREMENT FULLY RESIDENTIAL PARK
- ONE OF THE BEST OF ITS TYPE AND PRICE WE'VE SEEN
- LOW MAINTENANCE GARDENS
- TUCKED AWAY IN QUIET SETTING
- UPVC DOUBLE GLAZING AND AVANTI GAS CENTRAL HEATING
- BEAUTIFUL, FITTED KITCHEN AND SHOWER SUITE
- ON SITE UNRESTRICTED RESIDENTS PARKING



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Energy rating (EPC) Exempt

Council tax band: **A**

SUMMARY

Nestled in mid Cornwall, St Columb Major is a historic market town that beckons homebuyers with its timeless charm and coastal convenience. Dating back to the 14th century, this town exudes character, with a medieval market square and architecture that transports you to a bygone era.

Positioned just a few miles from the captivating North Cornish coastline, St Columb Major offers the best of both worlds. You can explore pristine beaches, rugged cliffs, and savour the sea breeze within minutes of your doorstep. Plus, excellent road connections, including the A30 and A39, make it effortless to reach other Cornish towns and cities.

This town thrives on community warmth, with local shops, cafes, and pubs fostering a friendly atmosphere. Throughout the year, traditional fairs and markets create a strong sense of belonging, with plenty of essential daily amenities in the town.

Discover the charm and comfort of 3 Old Rectory Mews, a meticulously maintained and beautifully refurbished park home.



This lovely park home features one spacious double bedroom, making it an ideal choice for those living on their own or with a partner. The residence has been beautifully decorated and includes UPVC double glazing and Avanti gas central heating, ensuring comfort throughout the year.

The well-appointed kitchen includes a modern range of white units with oak effect work surfaces, an integrated oven, hob, and extractor, as well as freestanding appliances such as a washing machine, dishwasher, and fridge freezer, all of which are included in the sale. The front space lounge is filled with natural light from dual aspect windows and provides ample room for living furniture. Cleverly, the vendor has also used a small drop-leaf dining table.

The double-sized bedroom is located at the rear, with a modern white double shower suite conveniently next door.

Outside, an unrestricted resident's car park leads to a pathway and the property, which is surrounded by a charming picket gate and fence. The low maintenance gardens consist mainly of timber and composite decks, offering plenty of areas to sit and relax. A fitted shed provides additional storage. In its price range, this park home is definitely one of the best we have seen!

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THE LEASE:

Length of Lease: Tenure in Perpetuity

Ground rent: £185 PCM

Ground rent review period: Annually

Freeholder: Wyldcrest Park

Residential letting: No

Holiday letting: No

Pets: 1x pet permitted, namely a cat, a bird, a fish. No dogs permitted. A cat cannot be replaced.

Any other relevant lease info: Vendor advises that despite site rules prohibiting dogs, there are dogs onsite which is prohibited.

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 & Drainage. Private Avanti Gas

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

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

Parking: Unrestricted Residents Carpark.

Heating and hot water: Gas Central Heating for both

Construction: Park Home

Covenants: Minimum age of 50 +

Accessibility: Stepped Entrance



FLOORPLAN & DIMENSIONS

Hall

4' 8" x 2' 4" (1.42m x 0.71m)

Kitchen

9' 5" x 9' 2" (2.87m x 2.79m)

Living Room

13' 5" x 9' 5" (4.09m x 2.87m)

Shower Room

6' 11" x 4' 7" (2.11m x 1.40m)

Bedroom 1

9' 5" x 7' 4" (2.87m x 2.23m)



LIKE TO KNOW MORE?

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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