



NEWQUAY
PROPERTY
CENTRE



56 Calshot Close, Newquay, Cornwall, TR7 3HL

A MODERN THREE BEDROOM FAMILY HOME TUCKED AWAY AT THE HEAD OF A QUIET RESIDENTIAL CUL-DE-SAC IN THE POPULAR AREA OF ST COLUMB MINOR. OPEN PLAN LIVING AREAS, SOUTH FACING GARDENS AND GARAGE IN BLOCK. NO ONWARD CHAIN.

£250,000
Freehold

our ref: CNN7924

KEY FEATURES



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Energy rating (EPC) **D**

Council tax band: **A**

- MODERN TERRACED HOME IN QUIET CUL-DE-SAC
- SOUTH-FACING GARDEN – A TRUE SUN TRAP
- SPACIOUS OPEN-PLAN LOUNGE AND DINER
- DUAL ASPECT WINDOWS FOR EXTRA LIGHT
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- FLEXIBLE THIRD BEDROOM OR STUDY SPACE
- UPGRADED WORCESTER COMBI BOILER INSTALLED
- GARAGE IN BLOCK AND UNRESTRICTED RESIDENTS PARKING
- CLOSE TO SHOPS, PARKS AND SCHOOLS
- NO ONWARD CHAIN – READY TO MOVE

SUMMARY

Located in a quiet cul-de-sac within the ever-popular St Columb Minor area on the outskirts of Newquay, this modern terraced home presents an excellent opportunity for first-time buyers or buy-to-let investors.

The property benefits from a low-maintenance front garden and a welcoming entrance into a spacious hallway, complete with stairs rising to the first floor. The open-plan lounge and dining area are bright and airy, thanks to dual-aspect windows and patio doors that lead directly onto the south-facing rear garden. There is ample space to comfortably accommodate both living and dining furniture, and the layout flows semi-open-plan into the kitchen.



The kitchen, which can also be accessed from the hallway, features a range of contemporary light wood-effect units with space for essential white goods.

Upstairs, the home offers three bedrooms—two generous doubles, both with fitted wardrobes, and a third smaller bedroom, currently suited as a nursery or home office. At just over 6ft, this third room has clear potential for improvement. Many neighbouring homes have successfully reconfigured this layout by moving a stud wall and borrowing space from the adjacent bedroom, creating a more functional single bedroom.

The first floor also includes a family bathroom with a shower over the bath, a wash basin, and attractive modern tiling, as well as a separate WC—ideal for family living.

Additional features include uPVC double glazing throughout and gas-fired central heating powered by an upgraded Worcester combi boiler.

Externally, the rear garden is level, enclosed, and south-facing—a true sun trap—with a pleasant open outlook and handy storage. The property also includes its own nearby garage in a block at the end of the first come first served residents car park.

St Columb Minor offers a range of everyday amenities including a Co-operative store, local parks, and several well-regarded schools, all within easy reach.

Offered with no onward chain. Early viewing is highly recommended.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

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

Parking: Garage & 1st come 1st served Residents Parking

Heating and hot water: Gas Central Heating for both

Construction: No Fines Concrete Construction

Accessibility: Level

Mining: Standard searches include a Mining Search.

Estate Management Fee: £30 PCM



FLOORPLAN & DIMENSIONS

Hallway, Stairs & Storage

13' 7" x 5' 7" (4.14m x 1.70m)

Living Room

11' 7" x 11' 7" (3.53m x 3.53m)

Dining Room

11' 3" x 7' 10" (3.43m x 2.39m)

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)

First Floor Landing

12' 3" x 6' 0" (3.73m x 1.83m) incl Stairs

WC

5' 7" x 2' 7" (1.70m x 0.79m)

Bathroom

5' 7" x 5' 6" (1.70m x 1.68m)

Bedroom 1

14' 2" x 8' 9" (4.31m x 2.66m)
Max into Wardrobes

Bedroom 2

11' 3" x 9' 1" (3.43m x 2.77m)
Plus Wardrobes

Box Bedroom 3

6' 0" x 5' 0" (1.83m x 1.52m)



LIKE TO KNOW MORE?

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