

EST. 1999

# CAMEL

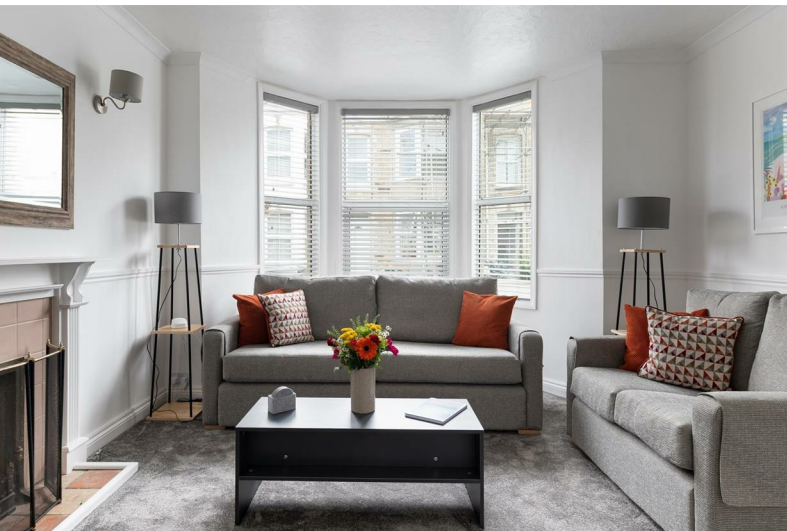
COASTAL & COUNTRY



## 10 Church Street

St Columb Minor, Newquay, TR7 3ET

£339,950





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## Overview

Well-presented end-of-terrace period house, situated in the popular village of St Columb Minor, towards the outskirts of Newquay. Offering generous and versatile family-sized living accommodation arranged over three floors, including two ground floor reception rooms, spacious kitchen with separate utility, family bathroom, three double bedrooms and an additional loft/occasional room. Outside there is an enclosed low-maintenance garden to the rear with a useful storage shed. The property forms part of an attractive and well-maintained terrace of equivalent period properties, and sits within comfortable walking distance of Porth Beach, two well-regarded primary and secondary schools, as well as a host of other daily amenities. Coming to the market for the first time in over thirty years, the property is offered for sale with the benefit of NO ONWARD CHAIN.

## The Property

From Church Street, a wrought iron gate opens into a walled front garden, with two steps leading to uPVC double glazed entrance door opening into a central hallway with staircase to the first floor and doorway access to the front living room and kitchen at the rear. The attractive and well-proportioned living room benefits from a large bay window and traditional-style open fireplace with tile surround and Georgian-style mantelpiece. From the living room, glazed panelled double doors open into the central dining room with useful built-in alcove cupboards and glazed door to the generous rear porch/utility area and kitchen with rear door access to the enclosed rear garden. The well-appointed kitchen offers a good range of modern appliances including integrated electric oven, four-ring gas burner hob, dishwasher, tumble dryer and

washing machine, whilst the adjacent separate utility area offers space and facility for a fridge/freezer. Moving upstairs a galleried landing provides access to three good sized bedrooms, including the lovely bay windowed front bedroom with original cast iron fireplace, and contemporary-style family bathroom. An additional door from the landing leads to a generous loft room with skylight window and generous eaves storage, which would be

## Outside

At the rear of the property a concrete pathway leads to a wooden latch gate which opens into an enclosed, low-maintenance courtyard garden, with insulated timber storage shed (8' x 10'), with power and lighting, suitable for storage or as a work from home space.

## Situation

Situated approximately two miles east of Newquay town centre, St Columb Minor offers the charm of a traditional village atmosphere while providing convenient access to a host of modern daily amenities. The village's close-knit feel is complemented by local shops, a historic 15th-century church, and the popular Farmers Arms pub, making it a welcoming community hub. Families also benefit from excellent educational options, including St Columb Minor Primary School, nearby Tretherras and Treviglas secondary schools, and easy access to Porth Beach for leisure and outdoor activities. Its proximity to Newquay and other North Coast resorts makes it ideal for exploring Cornwall's many attractions. Additionally, the rapidly expanding new community at nearby Nansledan offers a growing range of cafes, shops and services, blending village life with new opportunities for residents.

Tel: 01872 571454

## Other Information

Tenure: Freehold

Construction: c.1910. Traditional block and stone.

Services: Mains electricity, water and drainage. Gas-fired central heating. Full Fibre broadband available in the area (avg. 500 Mbps).

Council Tax Band: A

EPC: D63

## Disclaimers

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country Ltd.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

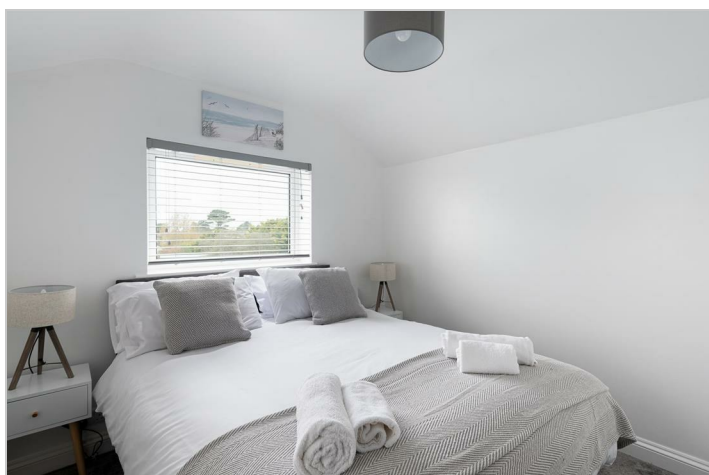
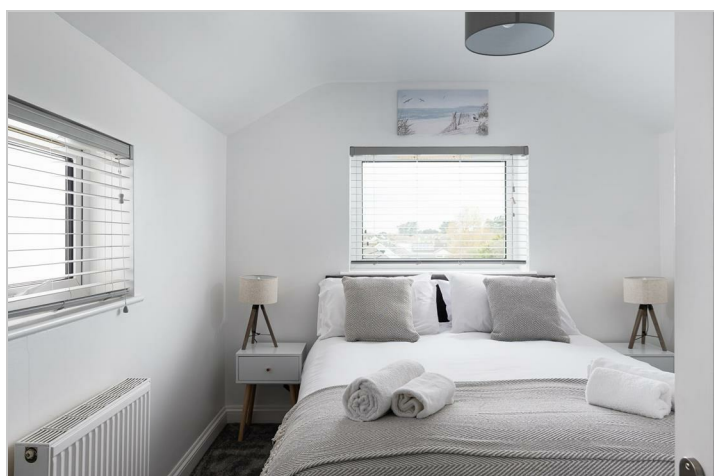
### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not

constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



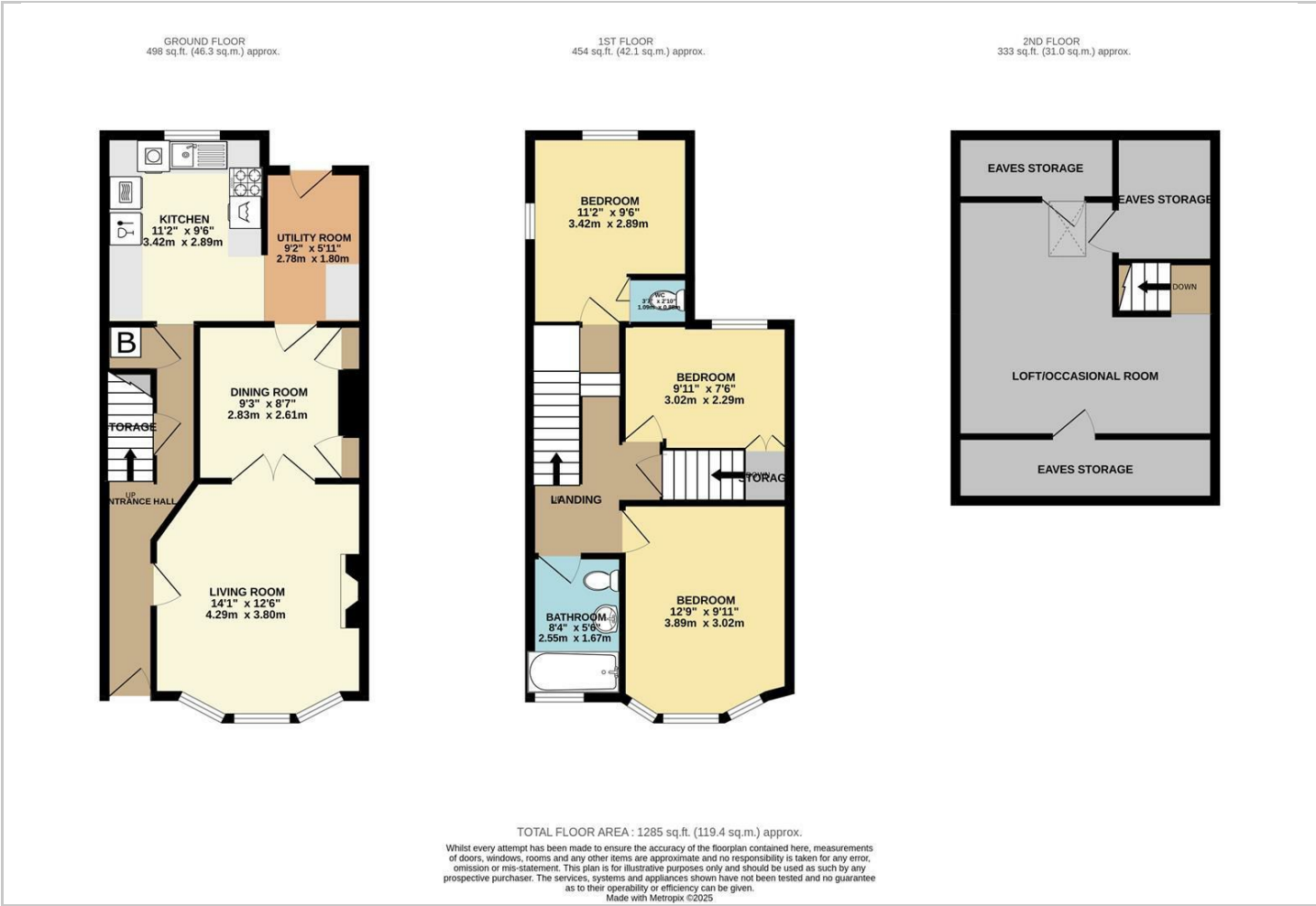
Hybrid Map



Terrain Map



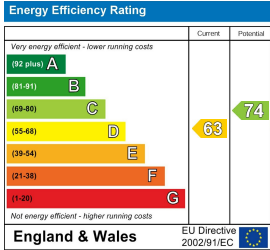
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.