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**36 Church Street, Newquay TR7 3EX**

**£335,000**

A THREE BEDROOM SEMI-DETACHED BUNGALOW LOCATED WITHIN ST COLUMB MINOR VILLAGE CLOSE TO SCHOOLS AND PORTH BEACH, THIS PROPERTY HAS AN ENCLOSED GARDEN, A GARAGE AND DRIVEWAY PARKING AND IS IN GOOD CONDITION THROUGHOUT WITH MANY CHARMING, ORIGINAL FEATURES, OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Bungalow - Semi Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

**FEATURES:**

- THREE BEDROOM SEMI DETACHED BUNGALOW
- PLANNING APPROVAL FOR A LOFT CONVERSION WITH REAR DORMER AND A NEW FRONT PORCH (PA22/11050)
- MANY ORIGINAL FEATURES WITH AN OPEN FIRE
- WALKING DISTANCE TO FOUR SCHOOLS AND PORTH BEACH
- NO ONWARD CHAIN
- ALL MAINS SERVICES
- SPACIOUS ACCOMMODATION WITH LOTS OF POTENTIAL
- LONG DRIVEWAY AND GARAGE
- ENCLOSED, LOW MAINTENANCE GARDEN

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#### DESCRIPTION:

The village of St Columb Minor is quaint, popular and steeped in history. It lies approximately two miles from the main town of Newquay and has a good range of day to day amenities including a Co-op, a post office, a barbers and a popular family friendly pub. The community within St Columb Minor is thriving, within the village there is a beautiful 15th Century Church, a very well regarded Primary School and Treviglas Academy for secondary education. The nearest beach is at Porth and is popular with families being sheltered by headlands on both sides. It is approximately a fifteen minute walk away and you will find a family friendly pub on the beach and a number of cafes.

Number Thirty Six Church Street is set well back from the road near the bottom of Church Street, close to the Church in a peaceful part of the village. This semi detached three bedroom bungalow offers spacious, well presented accommodation with PLANNING PERMISSION GRANTED FOR A LOFT CONVERSION AND REAR DORMER AS WELL AS A NEW FRONT PORCH.(PA22/11050).

A porch leading into a hallway guides you into this property which has many charming features including original floor boards and doors. At the front, you will find the spacious living room on the left which has an open fire and ample space for the whole family to relax after a long day at school and work. On the other side, you will find the main bedroom which is a great size. The other two bedrooms are a good size, there's one at the side and one at the rear.

On the other side, the kitchen diner which has doors opening into the garden is a great family space with ample room for a family size table and a sofa, ideal for younger families or those who like to entertain. The kitchen itself offers a range of wood effect units with space for a washing machine, tumble dryer and fridge freezer with an integrated dish washer, double oven and electric hob.

At the rear, the family bathroom is neat and well presented with a bath and shower over.

This property has gas central heating and upvc double glazed windows. (The boiler is located in the loft.)

Externally, there is driveway parking for two/three cars and access to the garage at the front. At the rear, the garden is neat, enclosed and low maintenance. There are two decked areas, a lawn and access to the rear of the garage.

In summary, this property offers huge potential, located in a family friendly village with spacious accommodation and the added benefit of no onward chain.

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Bedroom 1  
3.94m x 3.48m (12'11 x 11'5)

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Bedroom 2  
3.48m x 3.05m (11'5 x 10'0)

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Bedroom 3  
2.74m x 2.29m (9'0 x 7'6)

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Lounge  
4.19m x 3.48m (13'9 x 11'5)

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Kitchen Diner  
6.38m x 3.40m (20'11 x 11'2)

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Bathroom  
2.49m x 1.65m (8'2 x 5'5)

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Garage  
6.35m x 3.07m (20'10 x 10'1)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02-01) <b>A</b>		
	(11-01) <b>B</b>		
	(09-00) <b>C</b>		
	(15-00) <b>D</b>		
	(30-00) <b>E</b>		
	(21-00) <b>F</b>		
	(1-00) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	<b>61</b>

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