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6 Fore Street, St. Columb TR9 6RH

£140,000

A CHARMING TWO BEDROOM COTTAGE LOCATED RIGHT IN THE HEART OF ST COLUMB MAJOR, WITHIN EASY WALKING DISTANCE OF ALL THE AMENITIES ON OFFER. PERFECT FOR FIRST TIME BUYERS WITH HUGE POTENTIAL

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- TWO BEDROM TERRACED COTTAGE
- IN NEED OF UPDATING
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- NEAT COURTYARD STYLE GARDEN
- SERVICES: ELECTRIC, WATER, DRAINAGE
- EASY WALKING DISTANCE TO SHOPS, CAFES AND AMENITIES

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DESCRIPTION:

Fore Street is a prominent Street leading through the main town of St Columb Major within very easy walking distance of the various amenities. Within St Columb Major there are a good range of day to day amenities including a Co-op, a brilliant local butchers, a couple of cafes, a post office and a good offering of pubs. There is also a well respected Primary School and a Drs Surgery within close proximity. Children would naturally feed to Newquay Treviglas or Tretherras schools for secondary education.

The highly sought after coastal town of Newquay is around seven miles away and has recently been named as one of the UK's most desirable places to live and it's not difficult to see why!...Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy! The vibrant town offers an array of cafes, restaurants and bars with a good range of shops. Slightly closer proximity are the popular beaches of Watergate Bay and Mawgan Porth.

This quaint and charming cottage is well proportioned with a neat rear courtyard style garden at the rear.

An entrance hallway with stairs to the first floor guides you into the living room which has a gas fire and window to the front. There's ample space for lounge furniture and a small dining table. The kitchen at the rear offers a basic range of units with space for a washing machine, oven and fridge with a door giving access to the rear.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. The largest, at the front has an airing cupboard housing the water tank. Also, on the first floor the family bathroom has a bath, wash basin and wc with a window to the rear. The loft is partly boarded.

Externally, at the rear, the vendors inform us that the courtyard garden is neat and owned by this property. (The neighbouring homes have a right of way to access their own property.). There's a garden shed and plenty of space for pots and garden furniture. We understand it may be possible to create parking subject to the necessary required permissions.

In summary this is a great opportunity to put your own stamp on a property, it's well located in the popular town of St Columb Major and offered with no onward chain.

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Lounge Diner
5.36m x 3.28m (17'7 x 10'9)

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Kitchen
3.15m x 1.65m (10'4 x 5'5)

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Bedroom 1
3.89m x 3.20m (12'9 x 10'6)

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Bedroom 2
2.87m x 2.74m (9'5 x 9'0)

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Bathroom
2.29m x 1.45m (7'6 x 4'9)

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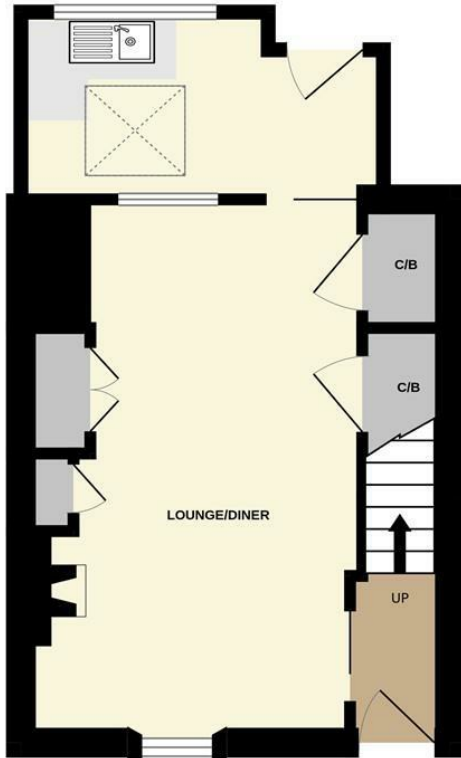
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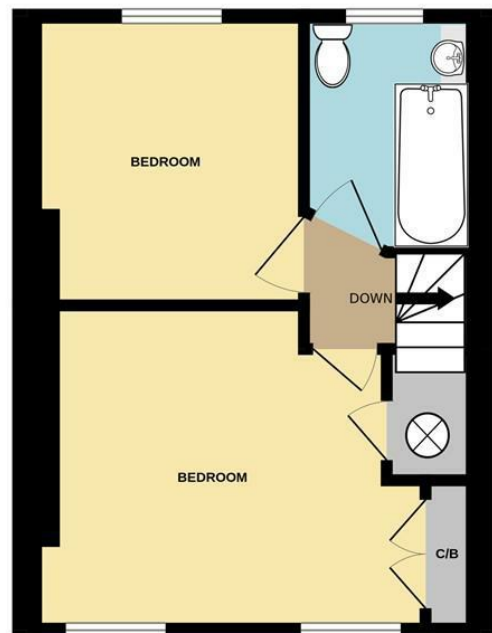
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs [92-101] A	84
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	25
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions [92-101] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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