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**60 Bospolvan Road, St. Columb TR9 6SG**

**£200,000**

FOR SALE WITH SITTING TENANTS

A WELL PRESENTED THREE BEDROOM END OF TERRACED HOUSE WITH A GARAGE AND A WELL ESTABLISHED GARDEN IN A VERY POPULAR AND CONVENIENT RESIDENTIAL LOCATION.

**PROPERTY TYPE:** House - End Terrace

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

**FEATURES:**

- THREE BEDROOM END OF TERRACE FAMILY HOME
- POPULAR RESIDENTIAL ESTATE
- GARAGE AND COMMUNAL RESIDENTS PARKING
- OPEN PLAN LIVING/DINING
- WELL ESTABLISHED, ENCLOSED SOUTHERLY FACING GARDEN
- CLOSE TO TOWN AMENITIES
- SHORT WALK TO PRIMARY SCHOOL
- CURRENT TENANT IN SITU - PCM RENT OF £825
- CAN BE SOLD WITH VACANT POSSESSION

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#### DESCRIPTION:

Nestled in a tucked away location away from passing traffic, this three bedroom end of terrace house would suit investors looking for a property with a sitting tenant.

St. Columb Major offers a delightful array of amenities, from a convenient Co-op and local butchers to charming cafes and traditional pubs. With a primary school and doctor's surgery nearby, this community is perfect for families. For secondary education, children can attend Newquay Treviglas or Tretherras schools. Just a short drive away lies the highly coveted coastal town of Newquay, recently hailed as one of the UK's most desirable places to live. With its stunning sandy beaches, renowned surf spots, and family-friendly rock pools, Newquay promises endless adventures by the sea. Whether you enjoy paddle boarding in calm waters or soaking up the sun on the shore, this vibrant town has something for everyone. Closer still are the popular beaches of Watergate Bay and Mawgan Porth, offering even more opportunities to embrace the coastal lifestyle.

A neat hallway with stairs to the first floor guides you into this property where you will find the lounge diner on the right, a bright dual aspect family space with patio doors to the rear garden, and a useful storage cupboard there's ample space for lounge and dining furniture with a separate kitchen with a window to the rear. The kitchen offers a modern range of units with space for a dish washer, washing machine and fridge freezer with an integrated oven and electric hob.

All three bedrooms can be found on the first floor along with the family bathroom and separate WC. There's also access to the loft from the first floor.

This property has upvc double glazing and electric heating throughout.

Externally, the garden is a real sun trap and very well established with an array of plants, shrubs and trees along with a lawned area, some planted borders and a garden shed.

#### AGENTS NOTE:

The property is currently occupied with a tenant currently in a 12 month fixed term Assured Shorthold Tenancy until the 13th December 2024 on a monthly rental amount of £825 pcm The property is offered for sale with the tenant in situ or can be purchased with vacant possession after the 13th December 2024.

In summary, this is a great opportunity for an investor to purchase an up and running investment with long standing tenants who have great references.

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Lounge  
7.24m x 3.66m (23'9 x 12'0)

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Kitchen  
2.97m x 2.06m (9'9 x 6'9)

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Bedroom 1  
3.51m x 2.69m (11'6 x 8'10)

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Bedroom 2  
3.63m x 2.24m (11'11 x 7'4)

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Bedroom 3  
2.67m x 1.88m (8'9 x 6'2)

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Bathroom  
1.88m x 1.40m (6'2 x 4'7)

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WC  
1.70m x 0.74m (5'7 x 2'5)

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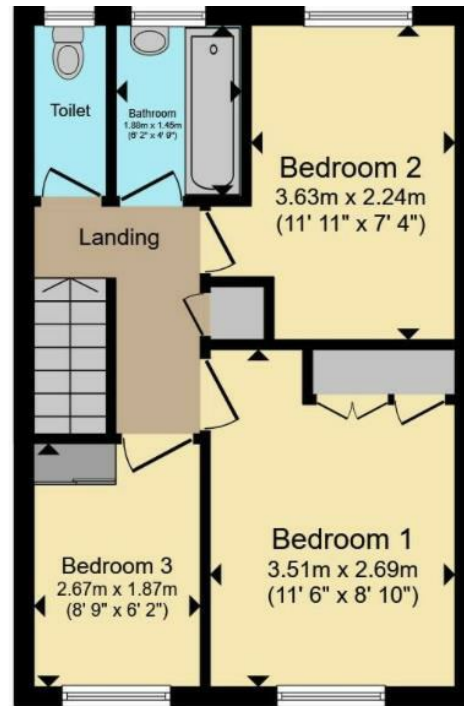
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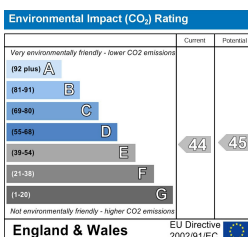
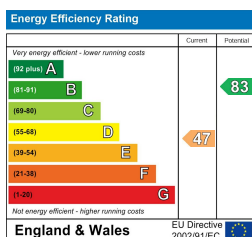
**FLOORPLAN:**



**Ground Floor**



**First Floor**



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