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23 Praise An Cronor, St. Columb TR9 6TD

£240,000

A WELL PRESENTED TWO DOUBLE BEDROOM LINK DETACHED HOUSE ON THE OUTSKIRTS OF ST COLUMB MAJOR WITH WELL PROPORTIONED ACCOMMODATION, DRIVEWAY PARKING AND A GARAGE. OFFERED WITH NO ONWARD CHAIN AND PERFECT FOR FIRST TIME BUYERS.

PROPERTY TYPE: House - Link Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO DOUBLE BEDROOM LINK DETACHED HOUSE PRESENTED TO A GREAT STANDARD
- TUCKED AWAY AT THE END OF A QUIET CUL DE SAC
- NEAT, ENCLOSED PRIVATE GARDEN
- TWO PARKING SPACES AND A GARAGE
- NO ONWARD CHAIN
- PERFECT FOR FTB
- GAS CH

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DESCRIPTION:

Welcome to Number Twenty Three Praze-an-Cronor located within a popular residential development on the edge of St Columb Major just seven miles from Newquay. This development is designed with family living in mind. The neighborhood is within walking distance of the town centre, where you'll find a solid mix of everyday conveniences, everything from a local GP and primary school to independent retailers and classic Cornish pubs. St Columb Major benefits from being centrally located within Cornwall, offering excellent access to key transport routes including the A30 and A39. Newquay Airport just a short drive away. For days at the beach, the sandy shores of Mawgan Porth are nearby, while the vibrant seaside town of Newquay is the largest nearby town.

Step inside via a neat and useful porch, leading into the entrance hallway with stairs to the first floor. To the left, you'll find a spacious kitchen with a front-facing window, a generous range of cupboards, an integrated oven, and space for a washing machine and fridge freezer. There's also ample room for a dining table, making it a practical and sociable heart of the home.

A glazed internal door leads to the bright and spacious lounge at the rear, offering sliding doors onto the garden. This is a brilliant space for relaxing or entertaining, with a seamless connection to the garden — perfect for summer gatherings.

Upstairs, the property boasts two double bedrooms, with the larger room benefiting from a built-in storage cupboard. The family bathroom is located off the landing and features a bath with shower over, WC, and wash basin, along with a window for natural light. There's access to the loft from the landing area.

To the front, there's a tarmac driveway providing parking for two cars and access to the single garage. The westerly facing rear garden is low-maintenance, enclosed, and very private, with a patio area, a lawn, and mature hedging offering plenty of privacy. There's also direct access from the garden to the garage and side access, offering a useful area for bins or storage.

This home benefits from gas central heating via a combination boiler located in the kitchen, and wooden double-glazed windows throughout.

In summary, this is a fantastic opportunity to purchase a well-maintained two-bedroom home, ideal for first-time buyers and available with no onward chain.

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Kitchen Diner
3.40m x 2.95m (11'2 x 9'8)

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Lounge
4.42m x 3.99m (14'6 x 13'1)

.

Bedroom 1
3.96m x 2.59m (13'0 x 8'6)

.

Bedroom 2
3.96m x 2.95m (13'0 x 9'8)

.

Bathroom
1.96m x 1.65m (6'5 x 5'5)

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Garage
6.05m x 2.57m (19'10 x 8'5)

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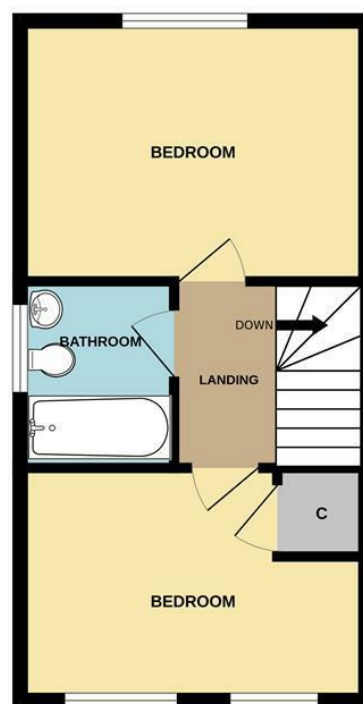
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FLOORPLAN:

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) 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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