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8 Clodan Mews, St. Columb TR9 6TQ

£240,000

A STYLISH AND CONTEMPORARY THREE-BEDROOM FAMILY HOME WITH MANY UPGRADES, OFFERING A LARGER THAN AVERAGE GARDEN AND DEDICATED OFF-STREET PARKING, SET WITHIN A HIGHLY DESIRABLE VILLAGE LOCATION JUST SEVEN MILES FROM NEWQUAY.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- THREE BEDROOM END OF TERRACE HOUSE
- LARGER THAN AVERAGE GARDEN
- DOWNSTAIRS CLOAKROOM
- UPGRADED KITCHEN, BATHROOM AND CLOAKROOM
- DRIVEWAY PARKING AT THE FRONT
- MODERN, BRIGHT AND SPACIOUS
- WELL LOCATED WITH EASY ACCESS TO THE A30
- PERFECT FOR FTB AND SMALLER FAMILIES

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DESCRIPTION:

Tucked away in a peaceful cul-de-sac of modern homes built in 2005, Clodan Mews lies within St Columb Road which is part of a friendly mid-Cornwall community close to Fraddon and Indian Queens. Together, these villages offer plenty of everyday conveniences, including a primary school, doctors' surgery, local shops, and reliable bus services.

Kingsley Village Retail Park is just moments away, with popular stores like M&S, Next, and Starbucks. With the A30 nearby and a central position in the county, it's an excellent base for commuting—Newquay is around 8 miles away and Truro roughly 14 miles.

Welcome to Number Eight Clodan Mews; a spacious and well designed three-bedroom end of terrace house, offering thoughtfully balanced accommodation tailored to meet the demands of contemporary family life.

You're greeted by a generous hallway, complete with a handy ground-floor WC and stairs rising to the first floor. At the front of the home sits a well-planned and upgraded kitchen fitted with contemporary white gloss units, an integrated oven, hob and extractor, plus space for your additional appliances. To the rear, the spacious lounge/diner offers a relaxed setting for everyday living and entertaining, with patio doors that open directly out to the garden.

Upstairs, the landing provides access to a sizeable airing cupboard, the loft, and three well-balanced bedrooms—two comfortable doubles and a larger-than-average single. The family bathroom which has been upgraded adds a stylish finish, featuring a modern white suite and shower over the 'P' bath.

Externally, there's driveway parking at the front and at the rear, there's a good size garden with a generous lawned area and a gravelled area.

Immaculately presented throughout, with contemporary décor, uPVC double glazing and gas central heating, this home offers excellent versatility—whether you're looking for a family residence, a first step onto the property ladder, or a dependable buy-to-let.

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Kitchen
3.56m x 2.59m (11'8 x 8'6)

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Lounge
4.80m x 4.45m (15'9 x 14'7)

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Cloakroom
1.96m x 0.91m (6'5 x 3'0)

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Bedroom 1
4.17m x 3.00m (13'8 x 9'10)

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Bedroom 2
3.89m x 2.54m (12'9 x 8'4)

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Bedroom 3
2.79m x 2.16m (9'2 x 7'1)

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Bathroom
1.98m x 1.93m (6'6 x 6'4)

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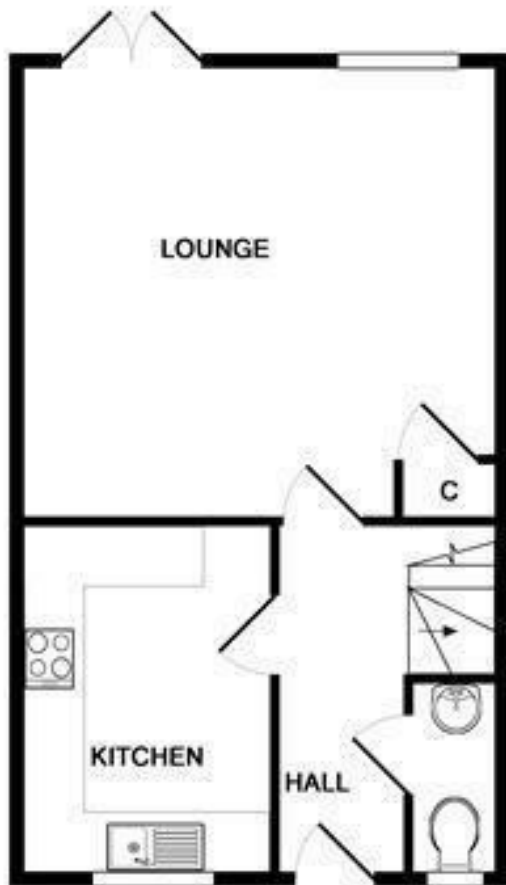
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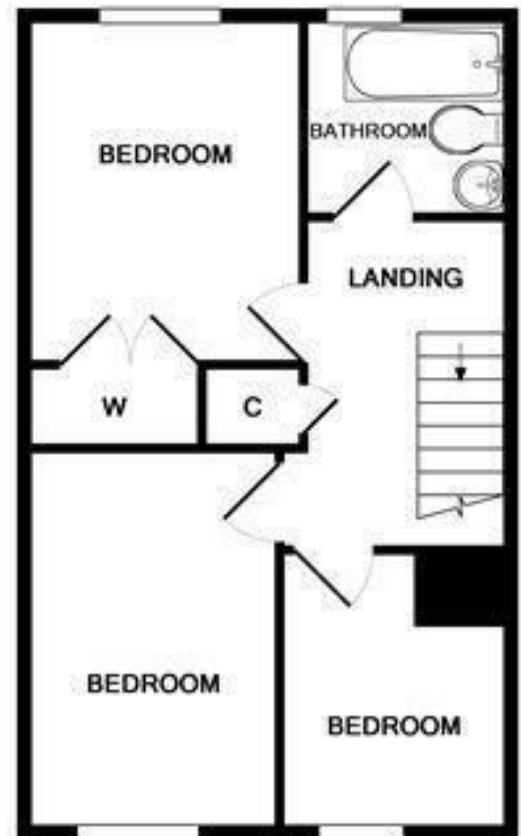
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86
	(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		86
	(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	

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