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45 Church Street



45, Church Street, St. Columb Minor, Newquay, TR7 3ES



Newquay town centre - 2 miles  
Porth Beach - 1 mile

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An attractive bay fronted townhouse situated in this sought after residential area on the edge of Newquay.

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- Three storey terraced townhouse
- Well-presented throughout
- 3 Reception rooms
- Kitchen
- 3 Double bedrooms
- Study/occasional bedroom
- Bathroom & separate cloakroom
- Low maintenance garden
- Freehold
- Council Tax Band C

Guide Price £350,000



### SITUATION

St Columb Minor is approximately two miles from Newquay town centre. In the area there are various amenities including public houses, schools and a variety of local shops. Newquay has a wider range of shopping, schooling and banking facilities as well as having an array of bars and restaurants. There is a well routed bus and railway service and Newquay Airport is approximately six miles distant offering domestic and international flights.

Newquay is considered to be one of Cornwall's most popular holiday destinations world renowned for the quality of its surfing beaches together with a spectacular coastline. Continuing up the north coast are a number of well known sandy beaches including those of Watergate Bay, Mawgan Porth, Trevone and Constantine.

### THE PROPERTY

This attractive terraced town-house offers beautifully presented accommodation over three floors and has been sensitively updated and improved by the vendors.

The property is approached into an entrance vestibule, which leads onto the reception hall, where there is a staircase rising to the first floor. The lovely bay fronted sitting room features a woodburning stove on a slate hearth and is open to the original dining room, again with woodburner and french doors to the garden. The ground floor is then completed with a breakfast room and well-appointed kitchen that features integral appliances and has another door to the garden.

The first floor comprises two double bedrooms, a small study/occasional bedroom, separate cloakroom and the family bathroom with double ended bath. On the upper floor is a further bedroom with skylights and canopied ceiling.

### OUTSIDE

The east facing rear garden has been designed to be low maintenance, with an artificial lawn, gravelled areas and paved sun terrace under a pergola.

### SERVICES & NOTES

Mains water, electricity and drainage. Gas fired central heating. Standard and Ultrafast Broadband is available in the area (Ofcom). Mobile coverage is likely indoors with O2 and Vodafone and likely outdoors with other providers (Ofcom)

As is common with many terraced properties, a right of way in favour of neighbours exists through the rear garden and onwards across the garden of 43 Church Street. This has not been exercised for a number of years. There is no parking with the property but unrestricted on street parking is available in the area. EPC is awaited.

### VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

Proceed to St Columb Minor and turn into Church Street. The property will be on the right hand side after a short distance.





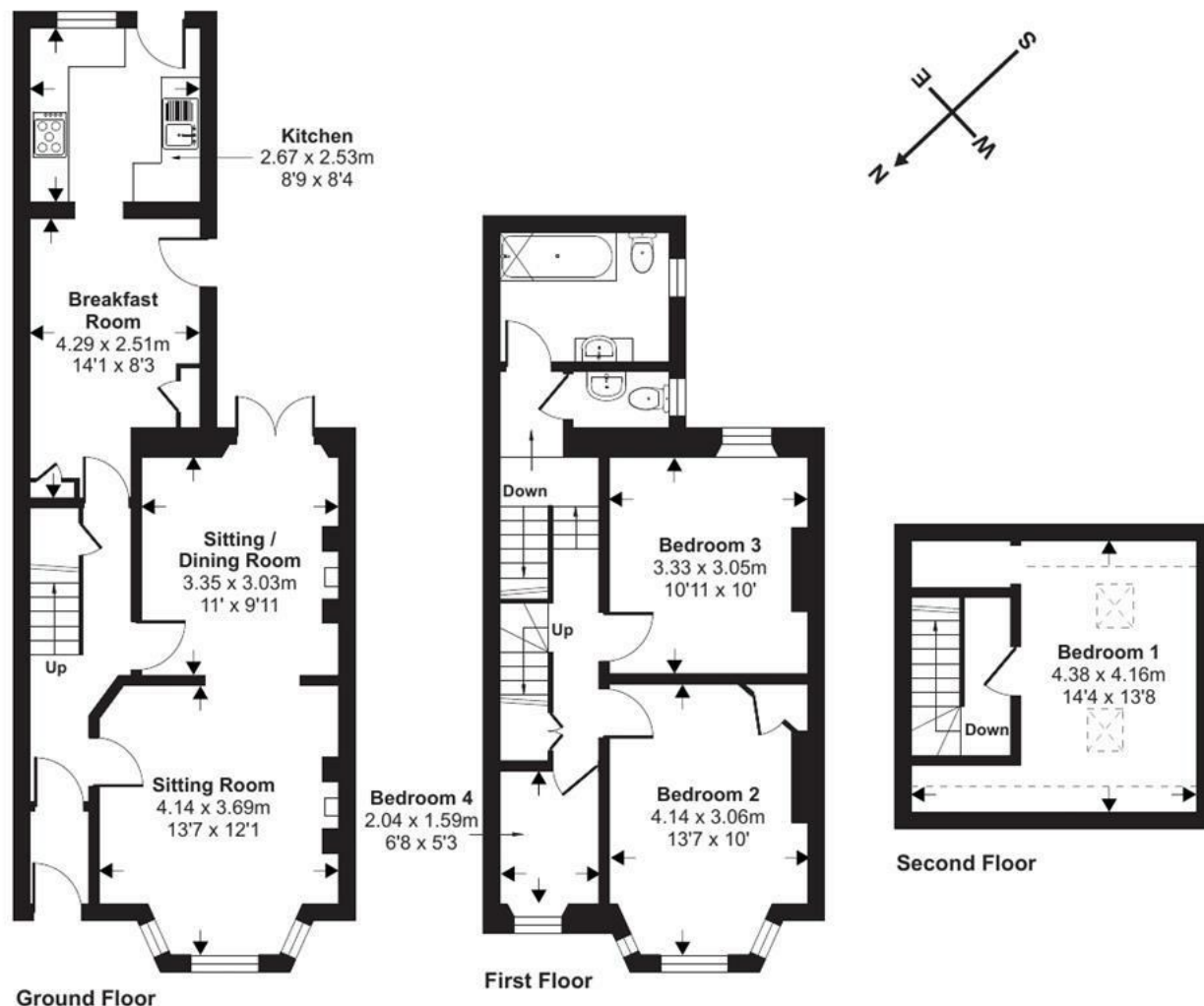


Approximate Area = 1187 sq ft / 110.2 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Total = 1217 sq ft / 112.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1253234

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 |           |

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