



16, Trelawney Parc, St. Columb, TR9 6SN

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Agencies

Welcome to this semi-detached house located in Trelawney Parc, St. Columb. This property boasts 2 bedrooms, making it an ideal choice for both investors and first-time buyers alike. The house features gas central heating and front and rear gardens. Situated in a great location, this property offers easy access to local amenities. Whether you're looking for a home to settle into or a smart investment opportunity, this property ticks all the boxes. NO CHAIN. IDEAL INVESTMENT PROPERTY.

Asking Price £160,000 Freehold

Key Features

- IN NEED OF MODERNISATION
- GREAT INVESTMENT
- PARKING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- GARDEN
- IDEAL FOR LOCAL AMENITIES

LOCATION

St Columb Major is a lovely Cornish town offering a range of day to day amenities such as a post office, shops, primary school, doctors, vets and public houses. St Columb is commuting distance to larger towns such as Wadebridge, Newquay and the city of Truro. The town also provides the perfect base to access both North and South coasts and the many beaches and popular tourist attractions.

FRONT PORCH

Entrance door to subsequent accommodation.

LOUNGE

Windows to the front aspect. Radiator

KITCHEN/DINING ROOM

Window to front and rear aspect. A range of base and wall units with roll edge work surface over. Inset one and a half sink with mixer tap. Space and plumbing for white goods. Radiator.

BEDROOM ONE

Window to front aspect. Radiator





BERDROOM TWO

Window to front aspect. Radiator

BATHROOM

Window to the rear aspect. Panel bath. Wash hand basin.

W/C

Close coupled W/C

EXTERNAL

Property is laid to lawn at the front and rear with a wood and brick surround. There is no allocated parking with this property. Ample communal parking is available close by.

SERVICES

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Prospective purchases are advised to make their own enquiries.



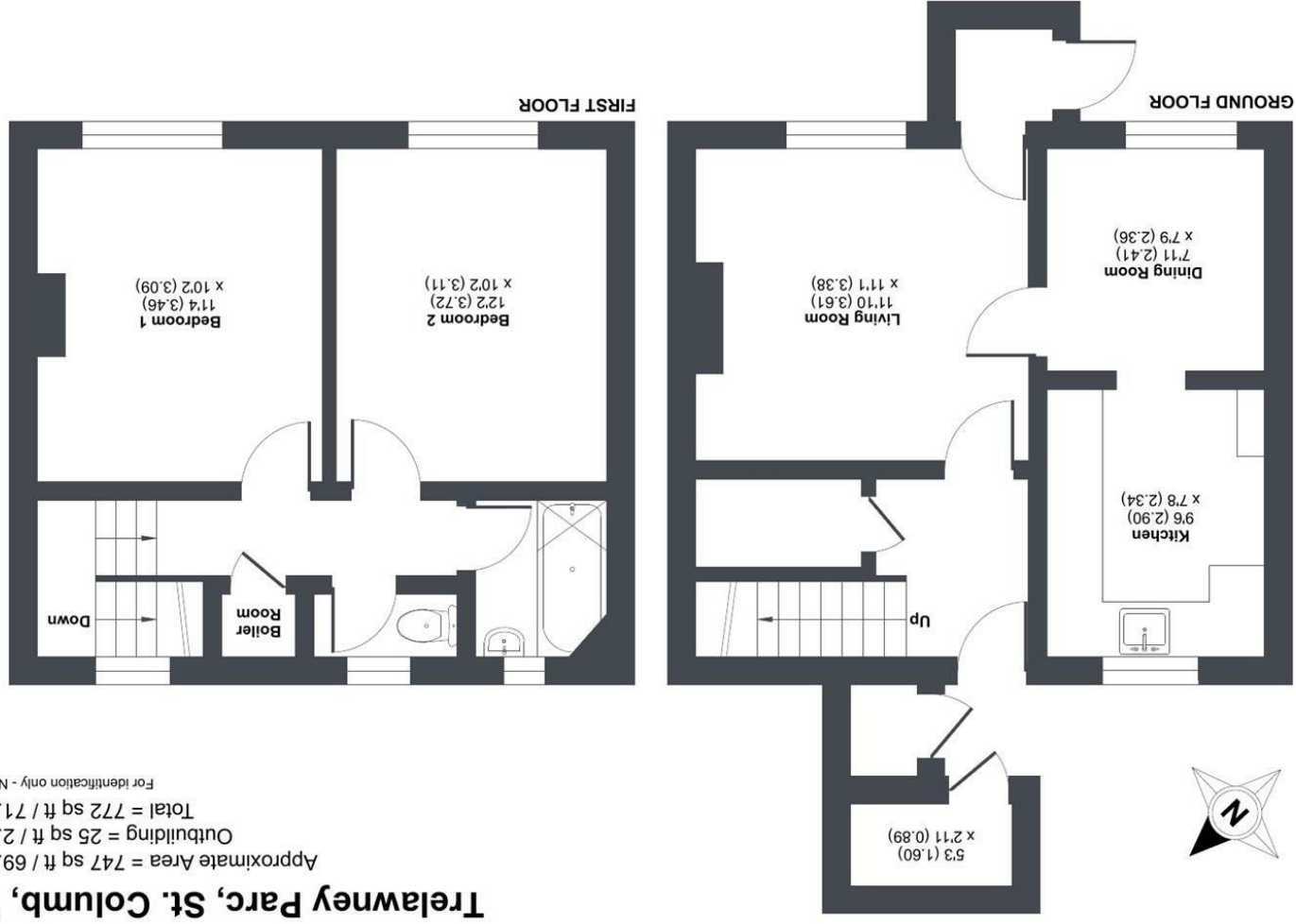


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Energy Efficiency Rating	
Current	Potential
88	70
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Trelawney Parc, St. Columb, TR9
 Approximate Area = 747 sq ft / 69.3 sq m
 Outbuilding = 25 sq ft / 2.3 sq m
 Total = 772 sq ft / 71.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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