



6, Clodan Mews, St. Columb, TR9 6TQ

david ball
Agencies

A well presented mid terrace family home tucked away in a cul-de-sac position within easy access of the A30. Offering three bedrooms, a lounge/dining room, kitchen, Enclosed rear garden and allocated parking, this is a great option for first time buyer. Early Viewing is highly recommended.

Asking Price £240,000 Freehold

Key Features

- Cul De Sac Postion
- Three Bedrooms
- Enclosed Rear Garden
- uPVC Double Glazing Throughout
- Allocated Parking
- Great Commuter Links Close To A30
- Gas Central Heating
- Early Viewing Highly Recommended

Location

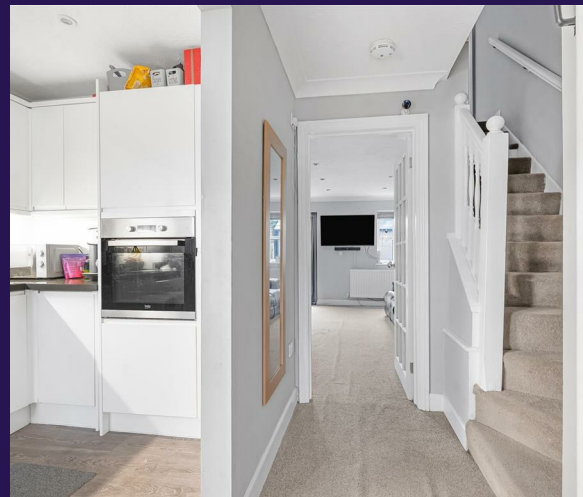
Clodan Mews is a residential cul-de-sac, conveniently located just five minutes from the A30. St Columb Road offers a good selection of everyday amenities within easy walking distance, along with several cafés, pubs, and the ever-popular Kingsley Shopping Precinct. The village itself sits in a great central spot—Newquay, Truro, Bodmin, and St Austell are all about 15 minutes away, and a choice of fantastic beaches can be reached in just 10 minutes.

Entrance Hall

Obscure double glazed door to the front elevation. Radiator. Stairs rising to first floor. Doors to subsequent accommodation.

Cloakroom

Obscure double glazed window to the front elevation. Close coupled WC with dual flush. Wash and hand basing set with a vanity unit. Extractor fan.





Kitchen

Double glazed window to the front elevation. A fitted kitchen with a range of base, wall and draw units with square edge work surfaces. Integrated electric oven with four ring electric hob. Extractor hood over. Space for free standing fridge/freezer, washing machine and dishwasher.

Lounge Dining Room

Double glazed patio doors to leading to the rear enclosed garden. Double glazed window to the rear elevation. Radiator. Under stairs storage cupboard.

Landing

Access to loft. Storage cupboard.

Bedroom One

Double glazed window to the rear elevation. Radiator.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bedroom Three

Double glazed window to the front elevation. Radiator.

Family Bathroom

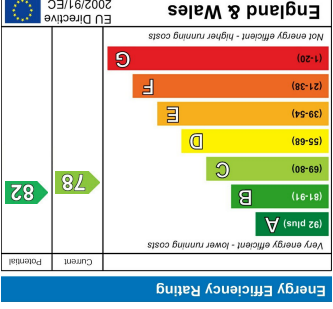
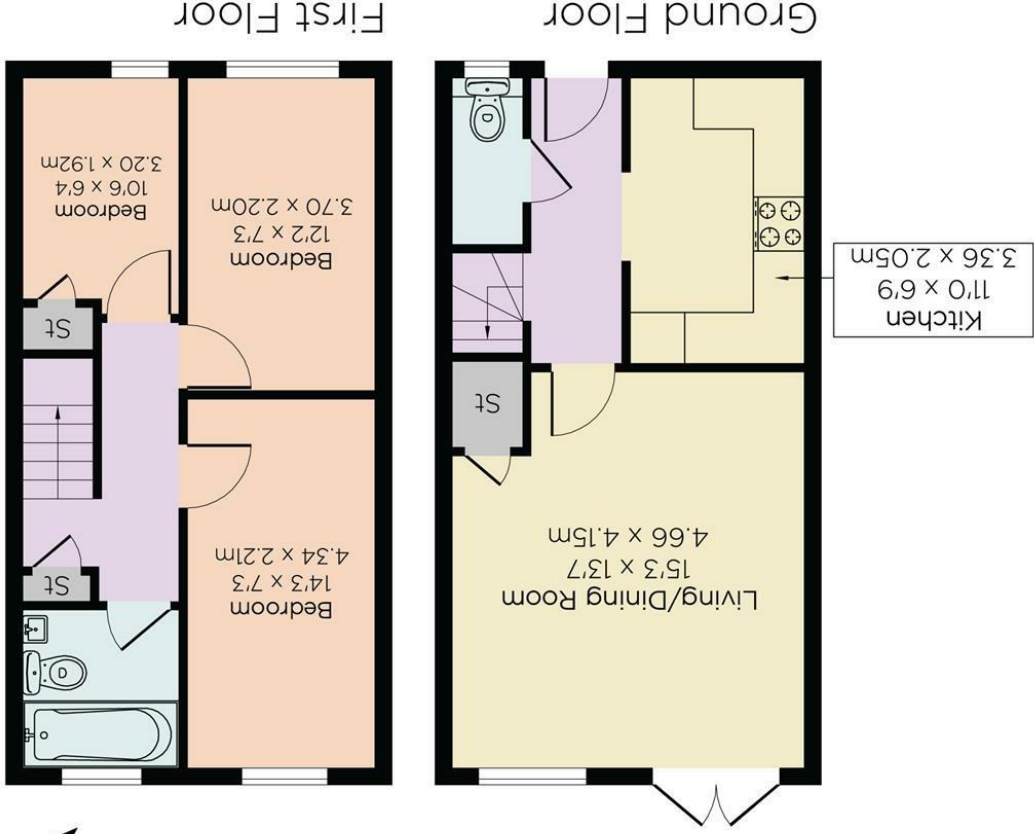
Obscure double glazed window to the rear elevation. Panel bath with mixer tap incorporating a shower head. Close coupled WC with dual flush. Wash hand basin set within a vanity unit. Extractor fan Heated towel rail.

Externally

To the front of the property is a allocated parking. To the rear is a enclosed garden leading from the lounge is a hardstanding laid to resin steps lead up to a area laid to lawn.



Approximate Gross Internal Area 726 sq ft - 68 sq m
Ground Floor Area 363 sq ft - 34 sq m
First Floor Area 363 sq ft - 34 sq m



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