

9 Clodan Mews, St. Columb, TR9 6TQ



CENTRAL CORNWALL LOCATION | CLOSE TO ALL LOCAL AMENITIES
| Well presented 3 bedroom terraced house with a large rear garden, gas central heating and uPVC double glazing throughout. The property is ideal as a buy-to-let or a family home, being offered with no onward chain.

- Ideal family home or buy to let property
- Large enclosed rear garden and decking with storage shed
- Convenient mid Cornwall location close to the A30
- 2 doubles and further large single bedroom
- Popular residential cul-de-sac
- Private parking space with further on street parking

Reduced To £229,950 Freehold

Clodan Mews is a popular residential cul-de-sac situated within a 5 minute drive of the A30. St Columb Road has a good range of day to day amenities which are within easy walking distance as well as a number of cafes/pubs and the very popular Kingsley Shopping precinct. The Village is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

Approximately 22 years old, the estate has proven very popular with families over the year with this house being no exception. The property has been kept to a good condition and newly decorated but kept neutral ready for 'you own stamp' with a new boiler also installed for sale.

To the ground floor a small entranceway leads to the WC, Kitchen and Lounge. The kitchen has a range of floor and wall mounted beech units with brushed stainless steel effect handles. Marble effect roll edge laminate with integral oven and hob unit. The lounge has the continuation of the laminate flooring throughout the kitchen and entrance hall with an understairs storage cupboard and patio door unit onto the rear garden.

To the first floor are 2 double bedrooms with a further large single which would possibly take a small double carpeted throughout. There is also a storage cupboard and the family bathroom which has a full length bath with shower over, low level WC and pedestal basin.

Outside the front is a private parking space with a

small planting boarder from the private road. The rear garden has decking directly from the lounge with handy storage shed with steps up to the generous lawned garden.

COUNCIL TAX

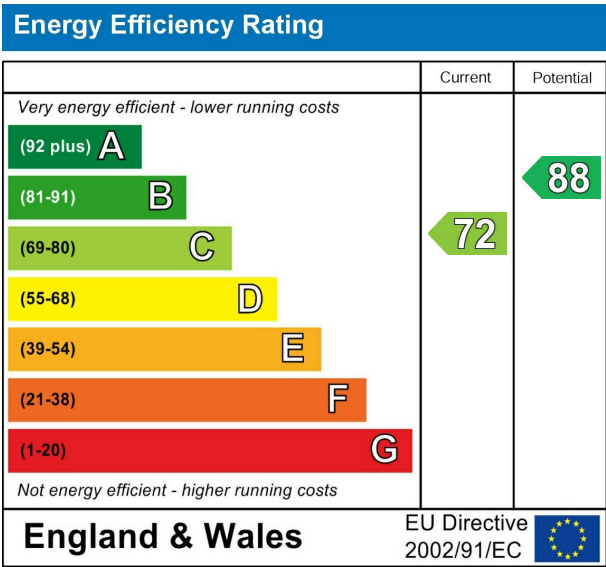
Band B

TENURE

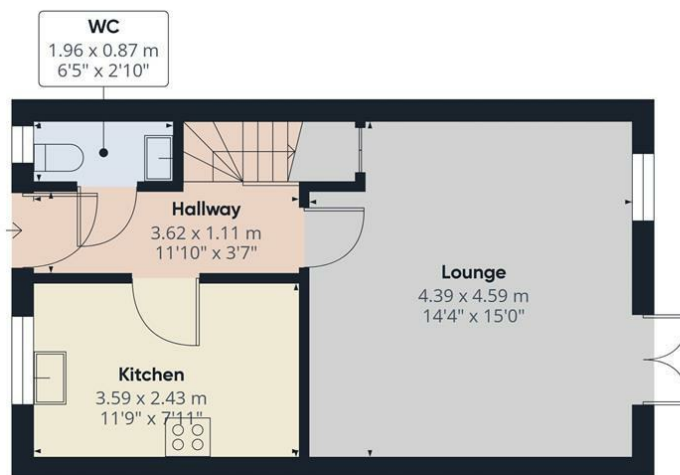
Freehold

SERVICES

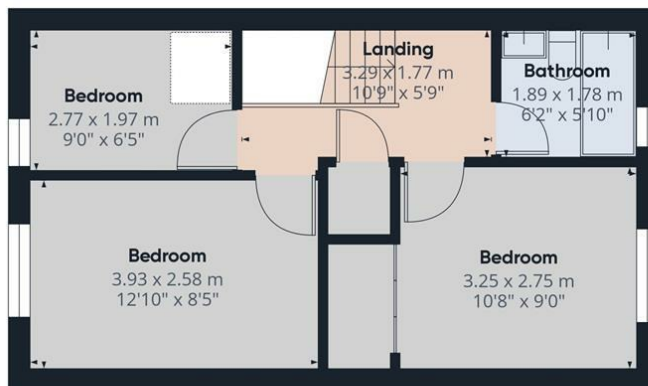
All Mains







Floor 0



Floor 1



Approximate total area⁽¹⁾

70.22 m²
755.83 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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