

29 Church Street, St Columb Minor, Newquay, TR7 3ET



STONE TERRACED COTTAGE IN THE VILLAGE OF ST COLUMB MINOR WITH 2/3 BEDROOMS, AN ADDITIONAL LOFT ROOM, A SUNNY GARDEN, GAS CENTRAL HEATING AND DOUBLE GLAZING

- Mid Terraced Stone Cottage
- Sunny rear garden
- Recently re-roofed
- Available immediately with no onward chain
- 2 First Floor bedrooms plus dining room
- Bay fronted lounge with wood burning stove
- Covered rear al-fresco dining/seating area
- Useful additional loft room
- Gas Central Heating and Double Glazing
- Popular village location

Price £310,000 Freehold

This charming stone cottage lies in a village location just 15 minutes walk from Porth Beach and a few minutes from the local Co-op around the corner. St Columb Minor itself boasts a Church, a local pub and close walking proximity to 2 local schools. Newquay town and coast with all it has to offer, lies less than 2 miles away on a bus route.

The cottage has a delightful little planted garden fronting the road which leads into a tiled entrance hall that in turn provides access to the lounge, separate dining room and the kitchen to the rear. Outside the kitchen, there is a lovely covered area suitable for al-fresco dining or sitting in the sun overlooking the rear garden. Upstairs, there are two double bedrooms and a bathroom plus a staircase leading to an additional multi-purpose loft room with dual aspect velux windows providing loads of light. A communal path runs behind the terrace and provides access to the rear garden, which is slightly raised, fully enclosed and gets a generous helping of the days sun. The property does not have allocated parking, but convenient on-street parking is available directly outside and on nearby unrestricted streets.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band B

AGENTS NOTE

The rear garden is separated from the house by a communal neighbour path with gates that runs across the rear of the terrace.

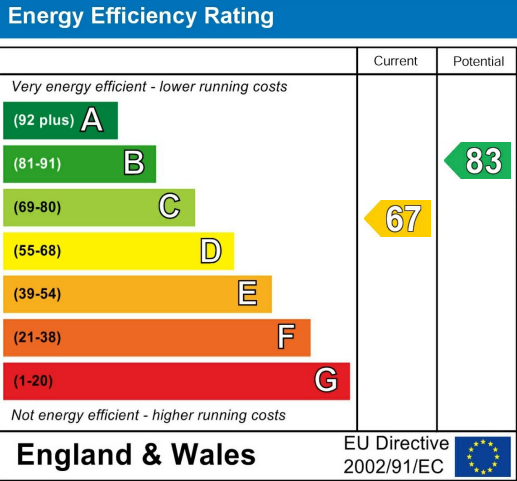
BROADBAND AND MOBILE COVERAGE

AVAILABILITY

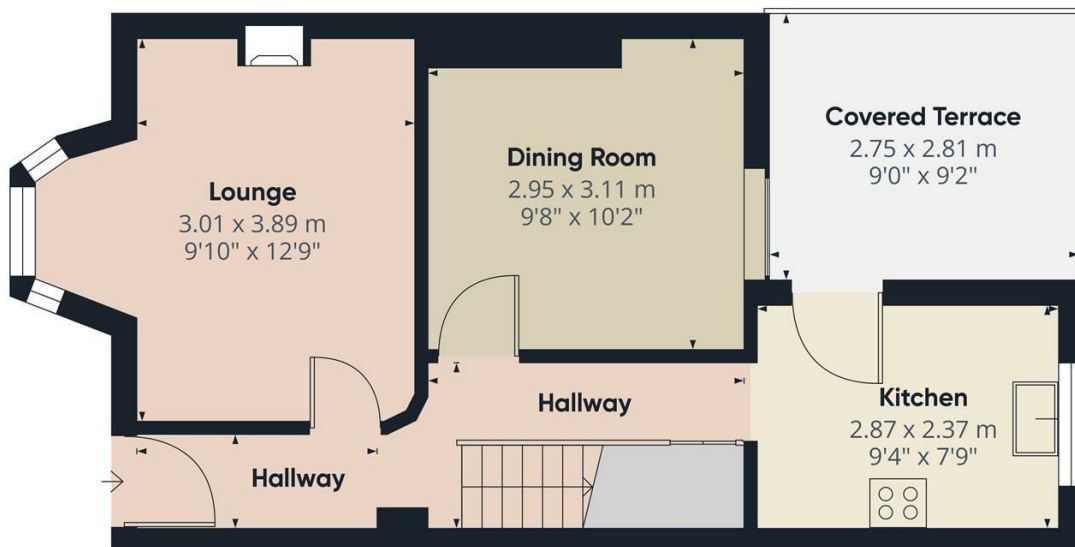
Fastest available download speed: up to 1000 Mbs

Mobile coverage: Likely/limited

(Source: OFCOM)







Approximate total area⁽¹⁾

37.75 m²
406.34 ft²

Balconies and terraces

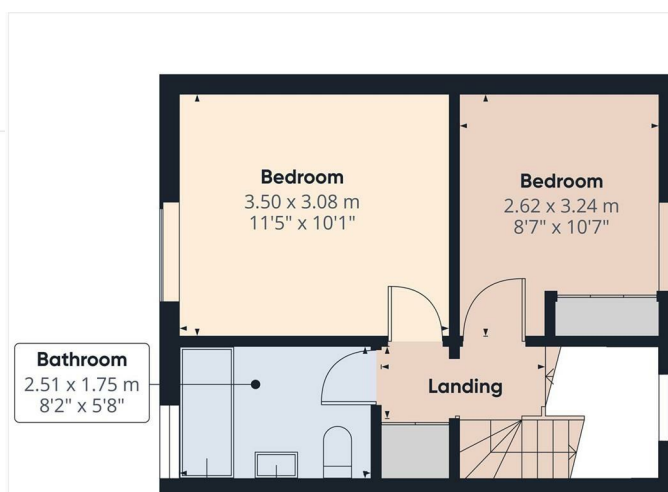
7.76 m²
83.53 ft²

(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.

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Approximate total area⁽¹⁾

27.74 m²
296.6 ft²

(1) Excluding balconies and terraces.

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Floor 1



Approximate total area⁽¹⁾

18.92 m²
203.65 ft²

Reduced headroom

7.22 m²
77.7 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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Floor 2

Start & co

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