

## 2 Tremear Green, St. Columb, Cornwall TR9 6RB



### **SEMI DETACHED 3 BEDROOM FAMILY HOME IN NEED OF SOME MODERNISATION WITH A PRIVATE GARDEN, A CONSERVATORY, A SINGLE GARAGE AND DRIVEWAY PARKING**

- Semi-detached house
- Private South facing level garden
- NO ONWARD CHAIN
- REQUIRING MODERNISATION
- Good plot at start of cul-de-sac estate
- Open plan lounge/diner/kitchen
- Electric heating and double glazing
- Drive and Garage
- Conservatory
- Covered Front Entrance

**Price £275,000 Freehold**



This relatively modern house sits toward the entrance of this quiet cul-de-sac estate in St Columb Road, a short walk from the local Co-op. St Columb Road is a small village with good access to the Main A30.

2 Tremear Green is a semi-detached property with an entrance hall and downstairs wc, leading via two doors into an L-shaped wraparound lounge/diner/kitchen offering open plan accommodation overlooking the rear garden and providing access into the rear garden conservatory. The lounge has a large front aspect bay window additional to the measurements adding further light and space to the living accommodation. Upstairs, the property has 3 bedrooms and a bathroom.

Externally, the property has a decent front drive with potential for enlargement leading to an attached single garage. The rear garden is level, small and lawned with surrounding fencing/hedging for privacy.

The property requires modernisation and some refurbishment.

**LOUNGE**  
11'4" x 13'3" (3.47 x 4.06)

**KITCHEN/DINER**  
18'6" x 9'9" (5.65 x 2.98)

**CONSERVATORY**  
10'4" x 7'1" (3.16 x 2.18)

**WC**  
3'0" x 6'5" (0.92 x 1.96)

**BEDROOM 1**  
11'5" x 13'1" (3.50 x 4.00)

**BEDROOM 2**  
11'4" x 10'1" (3.47 x 3.09)

**BEDROOM 3**  
6'10" x 7'7" (2.10 x 2.32)

**GARAGE**  
9'2" x 18'7" (2.80 x 5.68)

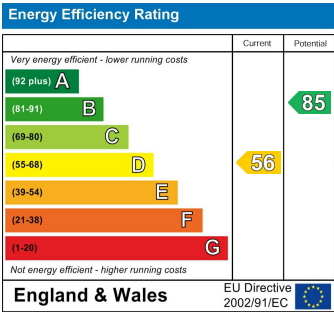
**BATHROOM**  
6'10" x 9'9" (2.09 x 2.98)

**TENURE**  
Freehold

**COUNCIL TAX**  
Band B

**SERVICES**  
Mains water, electricity and drainage

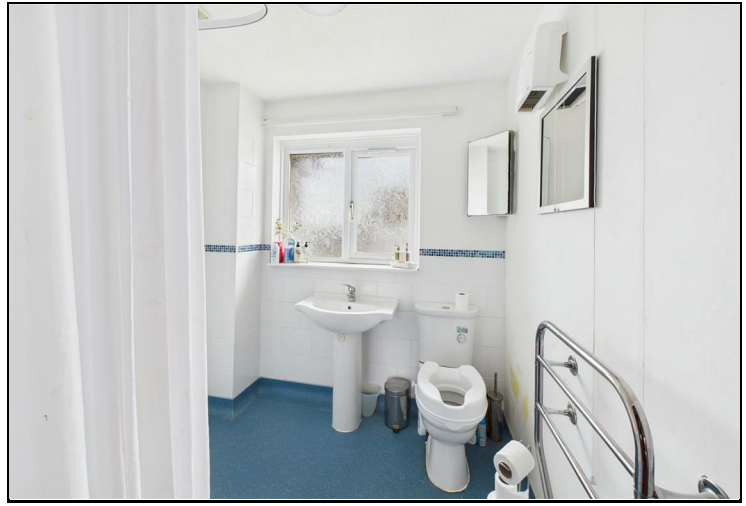
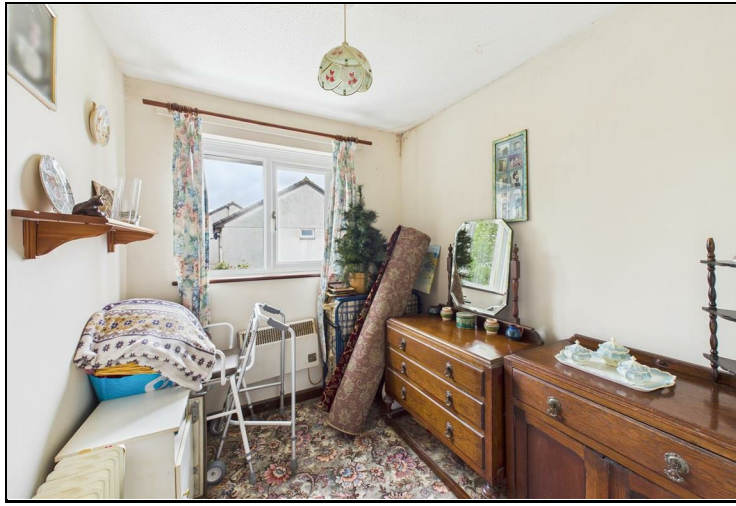
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: up to 80Mbps  
Mobile coverage: Likely  
(Source: OFCOM)











Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 99.74 m<sup>2</sup>  
 1073.59 ft<sup>2</sup>

(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.

GIRAFFE 360

# Start & co

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