

## 34 Bosworgey Close, St. Columb, Cornwall TR9 6SH



**GARAGE | IDEAL FIRST TIME PURCHASE OR BUY TO LET | 2 bedroom house with recently fitted kitchen, modern bathroom, sunny rear garden and a garage in the popular town of St Columb Major. The property would make a great first home or Buy-To-Let with a potential rental income of £850pcm.**

- uPVC double glazing and electric heating throughout
- Modern gloss white kitchen and bathroom
- Low maintenance sunny rear garden and small front garden
- Views from the front over the neighbouring countryside
- Garage located in a block
- Short walk from the town centre providing all necessary amenities

**Reduced To £195,000 Freehold**



Bosworgey Close is located in the popular market town of St Columb Major. Within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Drs Surgery. The town 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.

Located on the outskirts of the town, the property has views over the neighbouring countryside from the front. Access is gained from the front garden mainly laid to chippings with a pathway leading to the front door. An entrance hall with staircase ascending to the first floor provides access to the modernised kitchen and the rear aspect lounge/dining room.

The kitchen has a range of floor and wall mounted modern handleless kitchen units under a granite effect worktop with freestanding oven and extractor unit, recess for an upright fridge/freezer and washing machine. The rear aspect lounge has ample room for a dining table and has a rear door and window unit opening onto the garden.

Upstairs the property has 2 bedrooms and bathroom. The master bedroom has a cupboard housing the electric immersion tank providing the hot water throughout the property and enjoys views over the neighbouring countryside. To the rear is a further large single/small double bedroom. The bathroom has a modern white bathroom suite with tiled splashback surround to all of the wet areas with a white independent towel rail.

Outside, the property has a generous rear garden

with a paved area immediately to the rear leading to a stone chipped main garden with a rear decking providing a seating area which enjoys the majority of the days sun. There is also a side entrance gate which leads to the communal residence car park. The property also benefits from a garage which is located in a block of garages

**TENURE**  
Freehold

**SERVICES**  
Mains Water, Electric and Drainage

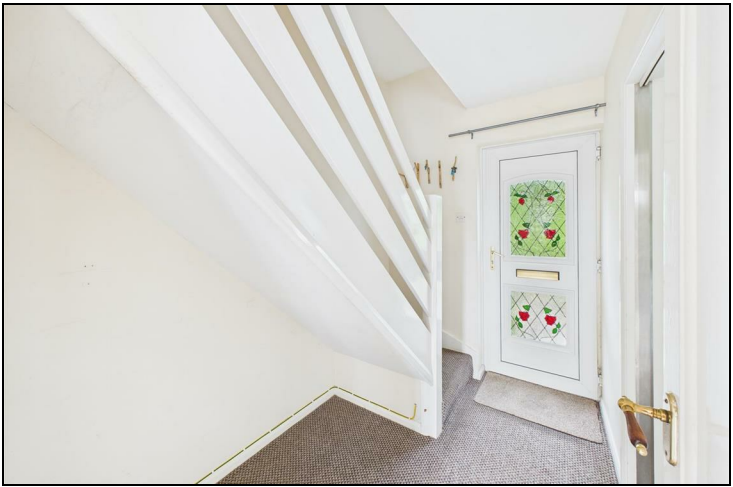
**COUNCIL TAX**  
Band A

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: 37Mbps  
Mobile coverage: Limited  
(Source: OFCOM)

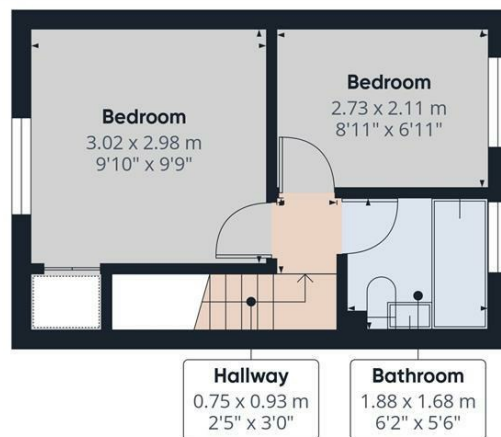
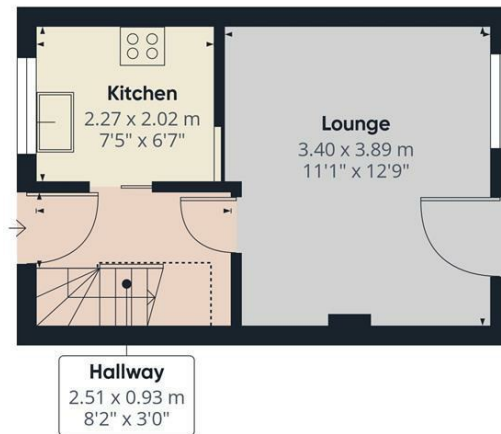
| Energy Efficiency Rating                    |               |                                                                                                               |
|---------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                     |
| Very energy efficient - lower running costs |               |                                                                                                               |
| (92 plus) A                                 | <div>53</div> | <div>90</div>                                                                                                 |
| (81-91) B                                   |               |                                                                                                               |
| (69-80) C                                   |               |                                                                                                               |
| (55-68) D                                   |               |                                                                                                               |
| (39-54) E                                   |               |                                                                                                               |
| (21-38) F                                   |               |                                                                                                               |
| (1-20) G                                    |               |                                                                                                               |
| Not energy efficient - higher running costs |               |                                                                                                               |
| England & Wales                             |               | EU Directive 2002/91/EC  |











Approximate total area<sup>(1)</sup>

40.8 m<sup>2</sup>

439 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

# Start & co

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