

## 33 Rialton Heights, St Columb Minor, TR7 3HU



**Mid terrace 3 bedroom family home on the edge of St Columb Minor village. Close to local Primary and Secondary schools, village amenities and just a short drive to Newquay town centre. Offered for sale with vacant possession - no onward chain.**

- 3 first floor bedrooms with countryside views to the rear
- Double glazing and electric wet central heating throughout
- Spacious rear aspect lounge/diner with doors to the rear garden
- Rear conservatory leading to the established garden
- Popular village location on edge of Newquay close to primary and secondary schools
- 1000sq ft - being offered with no onward chain

**Reduced To £279,950 Freehold**

This 3 bedroom mid-terrace house offers well-proportioned living space with an enclosed garden neighboring mainly countryside, located on a tucked away road at the edge of the village of St Columb Minor. The property is within close proximity to well regarded primary and secondary schools, as well as village amenities and is just a 5 minute drive to Newquay town centre and beaches.

To the ground floor the property opens into the entrance hallway providing access to all rooms and the stairwell to the first floor. There is a ground floor WC and small cupboard and an entrance into the lounge/diner. The lounge benefits from sliding doors onto the rear garden. Through the dining room is the kitchen which has a wide range of units under a granite style laminate worktop with a metro splash back surround. the kitchen has the original patio door unit that opens into the rear conservatory.

To the first floor are 2 double bedrooms and a further single bedroom, all rear aspect with a nice outlook towards the neighbouring countryside. The landing has 2 large cupboards of which one houses the electric combi boiler system providing the central heating and hot water throughout. The original bathroom has had the bath removed to fit a corner quadrant shower.

The rear garden has a concrete path from the conservatory to the end of the garden with Cornish hedging providing a boundary to the neighbouring properties. The garden is mainly laid to lawn with some featured rockeries around and established shrubs to the boundaries.

#### TENURE

Freehold

#### SERVICES

Mains electricity, water and drainage

#### COUNCIL TAX

Band A

#### BROADBAND AND MOBILE COVERAGE

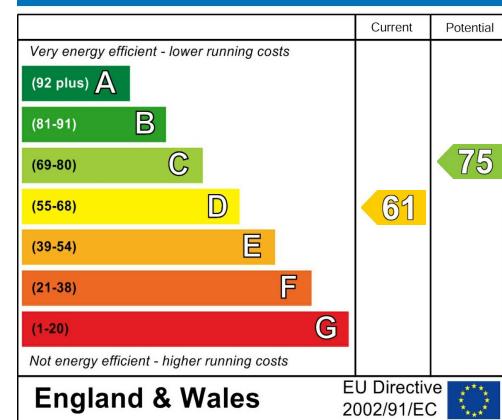
#### AVAILABILITY

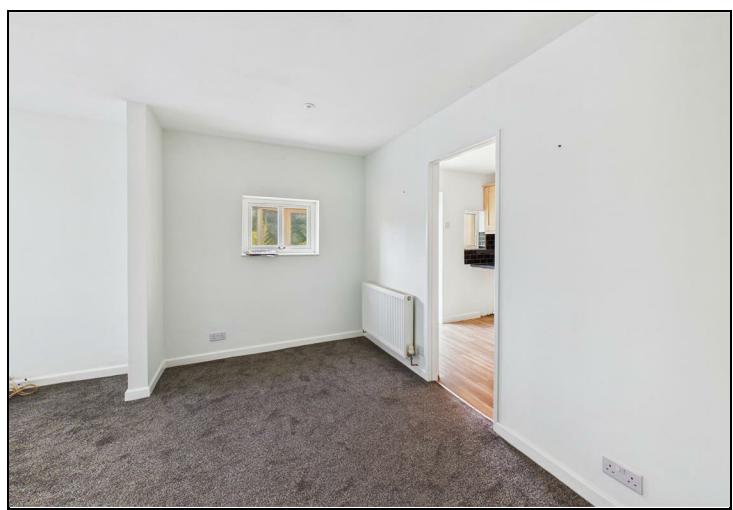
Fastest available download speed: up to 1000Mbs

Mobile coverage: Limited/likely

(Source: OFCOM)

#### Energy Efficiency Rating







Approximate total area<sup>(1)</sup>  
90.7 m<sup>2</sup>  
976 ft<sup>2</sup>

Reduced headroom  
3 m<sup>2</sup>  
32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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