



Trelawney Parc

St. Columb

TR9 6SN

Guide Price £190,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- COMMUNAL PARKING
- CONNECTED TO ALL MAINS SERVICES
- CLEVER INVESTMENT
- TWO DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED REAR GARDEN
  - DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 667.36 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this well-proportioned two-bedroom mid-terrace home, offered to the market with no onward chain and vacant possession. This appealing property represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as investors seeking a reliable addition to their portfolio with clear potential for enhancement.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway which immediately sets a warm and practical tone for the accommodation within. The ground floor offers a well-balanced layout, featuring a fitted kitchen with a good range of cupboards, ample worktop space, and provision for essential appliances. To the rear, the spacious lounge provides a comfortable and versatile living area, filled with natural light and ideal for both everyday relaxation and entertaining.

To the first floor, the property continues to impress with two generously sized double bedrooms, both well-proportioned and offering excellent flexibility for use as sleeping accommodation, a home office, or guest space. These rooms are served by a family bathroom, completing the internal layout in a practical and functional manner.

Externally, the home benefits from an enclosed rear garden, offering a private outdoor space with scope for personalisation or landscaping to suit individual taste. A patio area provides an ideal setting for outdoor seating and summer dining, creating a pleasant extension of the living space.

Further benefits include mains gas, electricity, water, and drainage, along with the advantage of Council Tax Band A, helping to maintain affordable running costs. Communal parking is also available on a first-come, first-served basis for residents and visitors alike.

### LOCATION

The historic market town of St Columb Major offers a well-rounded range of everyday amenities, making it both practical and appealing for residents. Within the town itself you'll find a primary school, doctor's surgery, dentist, banks, post office, chemist, church, and a variety of independent shops, all contributing to a strong sense of community and convenience.

Ideally positioned just a few miles from the stunning North Cornish coast, St Columb Major provides easy access to some of the region's most celebrated beaches and coastal scenery. The town is also well placed for commuting, with straightforward links to Truro, St Austell, Wadebridge, and Padstow. For those needing to travel further afield, Newquay Airport is conveniently located less than four miles away.

The vibrant coastal town of Newquay lies approximately seven miles from St Columb Major and offers a broader selection of shopping, educational facilities, and banking services. It is also renowned for its lively atmosphere, with an excellent choice of stylish bars, restaurants, and nightlife venues.

Newquay further enhances its appeal with a historic and picturesque working fishing harbour, alongside access to some of Europe's most breathtaking coastline, famed for its golden sandy beaches, dramatic cliffs, and world-class surfing conditions.

### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

#### ENTRANCE HALLWAY

uPVC double door. Smoke alarm. Radiator. Multiple power sockets. BT master socket. Skirting boards. Tiled flooring.

#### KITCHEN

Double-glazed window to the front aspect. Carbon monoxide detector. Ideal gas combination boiler. A range of fitted wall and base storage cupboards and drawers. Splashback tiling. Stainless steel sink with drainer. Space for a gas oven, under-counter washing machine, and fridge. Multiple power sockets. Skirting boards. Tiled flooring.

#### LOUNGE/DINER

Double-glazed window to the rear aspect. Fireplace. Built-in storage cupboard. Under-stairs cupboard. Radiator. Television point. Multiple power sockets. Skirting boards. Carpeted flooring. uPVC double-glazed door leading to the garden.

#### FIRST FLOOR LANDING

Smoke alarm. Access to a partially boarded loft space. Built-in storage cupboard. Radiator. Power socket. Skirting boards. Carpeted flooring.

#### BEDROOM ONE

Two double-glazed windows to the rear aspect. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

#### BEDROOM TWO

Double-glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

#### BATHROOM

Extractor fan. Splashback tiling. Mains-fed shower over the bath. Wash basin with mixer tap. Heated towel rail. WC.

#### EXTERNALLY

#### OUTSIDE

The home benefits from an enclosed rear garden, offering a private outdoor space with scope for personalisation or landscaping to suit individual taste. A patio area provides an ideal setting for outdoor seating and summer dining, creating a pleasant extension of the living space.

#### PARKING

Communal parking is also available on a first-come, first-served basis for residents and visitors alike.



## SERVICES

Further benefits include mains gas, electricity, water, and drainage, along with the advantage of Council Tax Band A.

## MATERIAL INFORMATION

# Verified Material Information

## Costs & tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

## The building

Mid-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: None

Broadband: ADSL copper wire

Mobile coverage: O2 ok, Vodafone ok, Three good, EE good

Parking: None

## Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

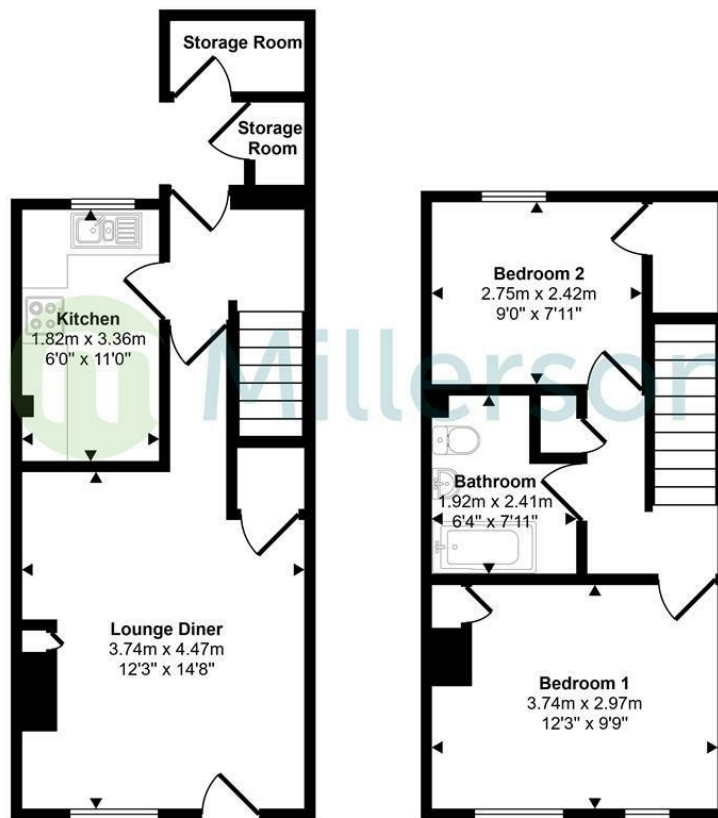
No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



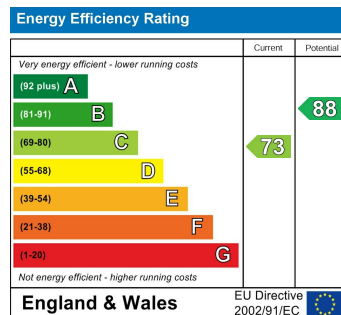
Approx Gross Internal Area  
65 sq m / 703 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft

First Floor  
Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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