

20 Fore Street, St. Columb, TR9 6RH



NO ONWARD CHAIN | RECENTLY FITTED KITCHEN AND BATHROOM | large 2 double bedroom cottage in the heart of St Columb Major with a small rear courtyard presented immaculately throughout.

- Market Town location just 10 minutes drive from Newquay, Wadebridge and Bodmin
- Well presented with new decoration and floor coverings throughout
- Central location walking distance to all amenities
- Modern shaker style kitchen with Belfast ceramic sink unit
- Small outside courtyard to the rear
- Large bathroom with freestanding bath and walk in shower

Price £199,950 Freehold

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 Dr's 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.


TENURE
Freehold

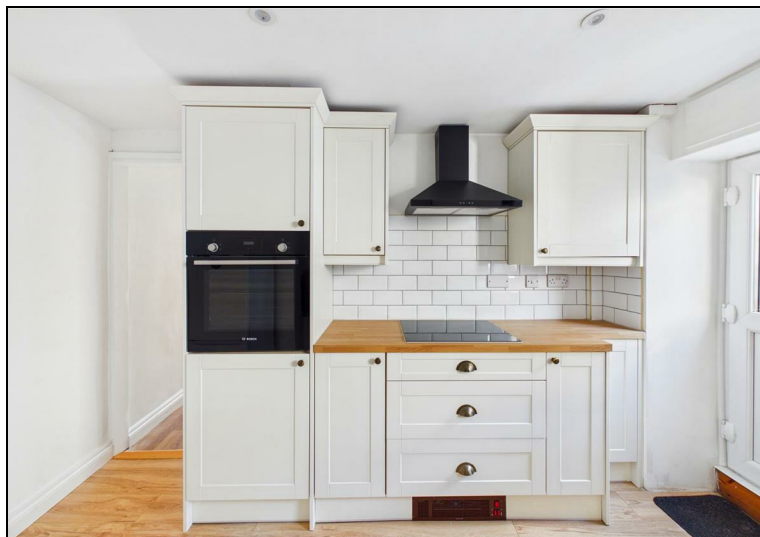
SERVICES
All Mains

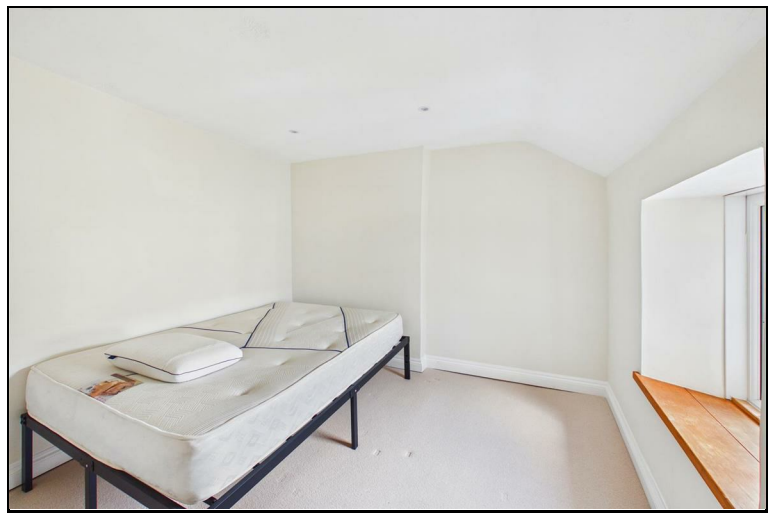
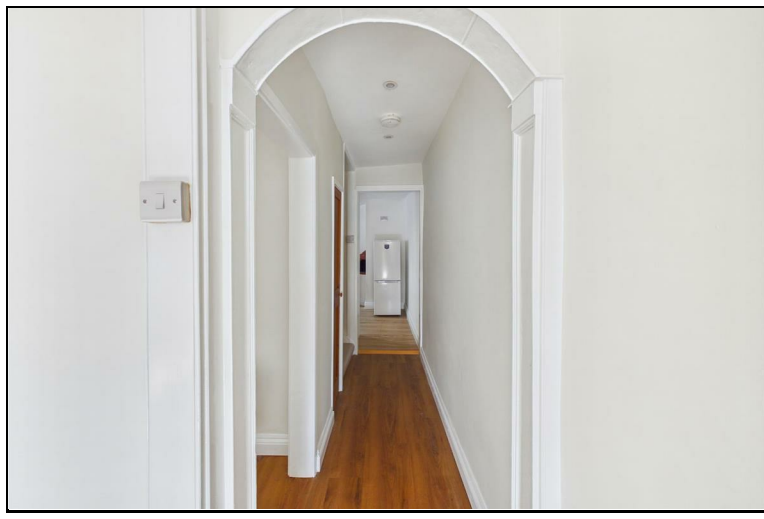
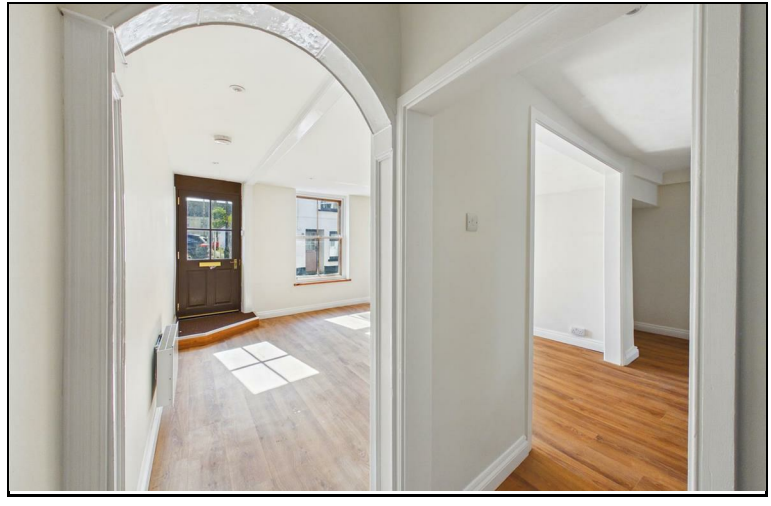
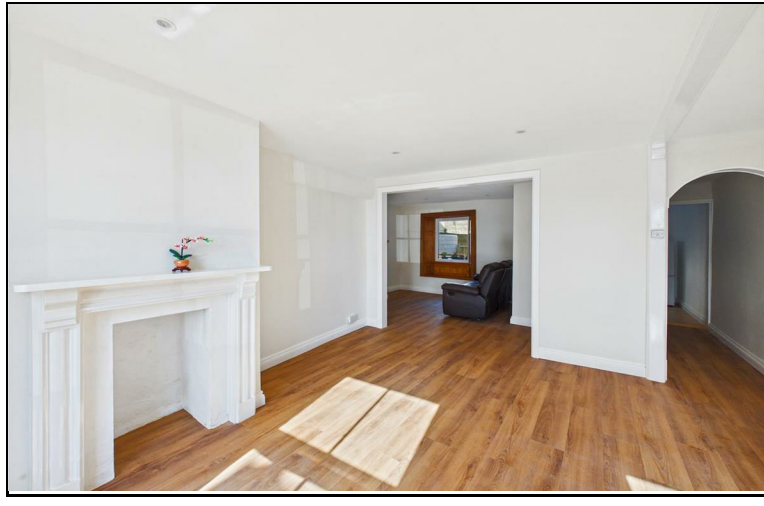
COUNCIL TAX
Band A

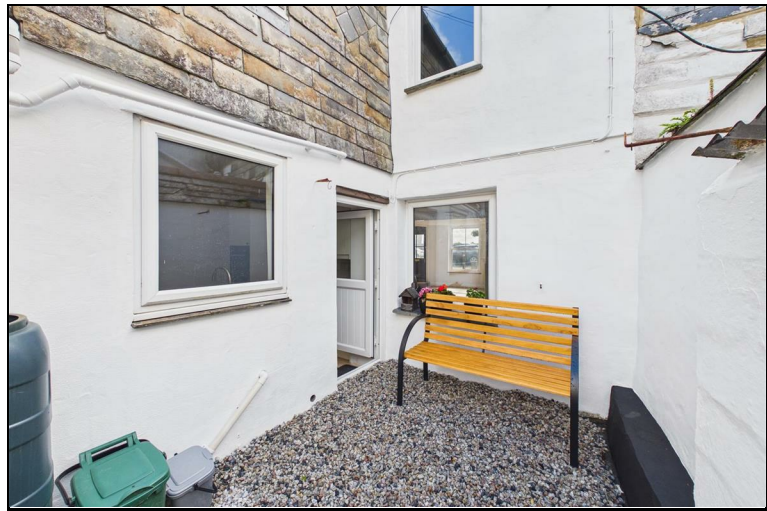
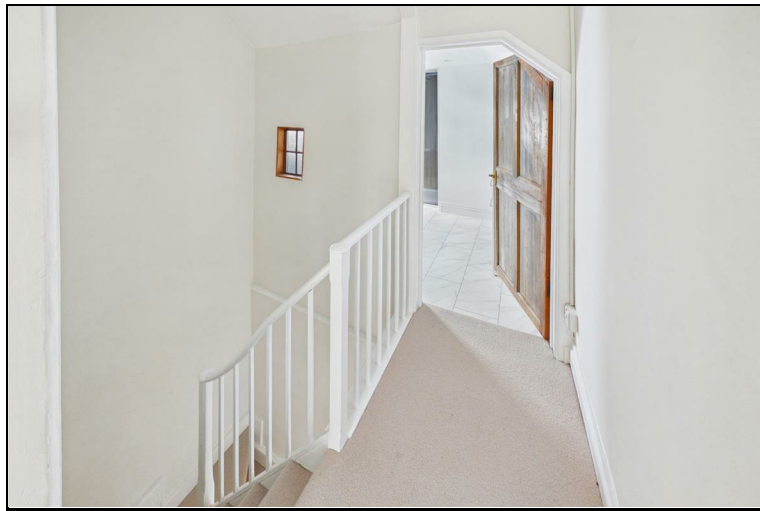
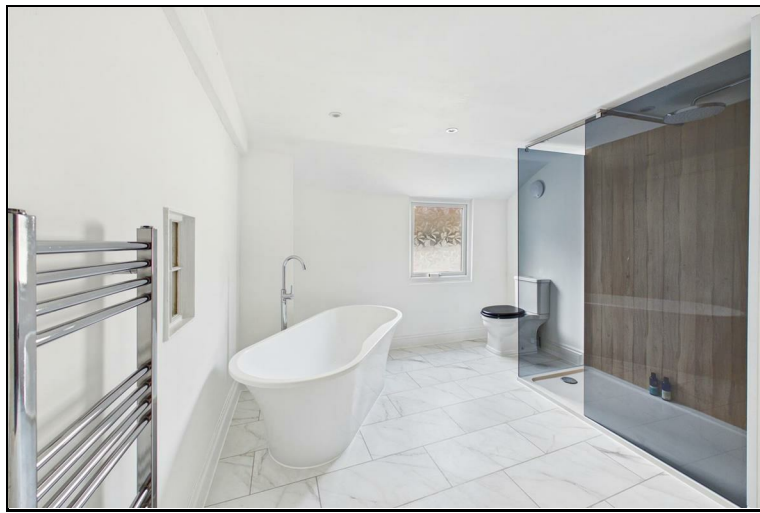
From the front, the property opens into a generous lounge/dining area. The kitchen is located at the rear and has a newly installed shaker style kitchen with a wood block effect worktop, incorporating an eye level oven, hob unit with canopy extractor and Belfast style sink. There is also a door opening to the rear courtyard which is enclosed and offers a small space for seating.

To the first floor are 2 large double bedrooms, both with ample room for double beds and additional wardrobe space. The large bathroom is certainly a feature, with a ceramic tiled floor and deep set freestanding bath with waterfall tap. There is also a large walk in shower unit and a twin basin vanity unit with useful storage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 







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