

## 21 Clodan Mews, St. Columb Road, TR9 6TQ



### END OF TERRACE 3 BEDROOM STONE FINISH PROPERTY IN ST COLUMB ROAD WITH PRIVATE REAR PARKING AND A CONSERVATORY AVAILABLE IMMEDIATELY WITH NO CHAIN AND VACANT POSSESSION

- 3 Bedroom house
- Conservatory
- Downstairs wc
- Close to shops and A30
- Gas Central Heating
- Requiring some modernisation
- VACANT POSSESSION
- Double Glazing
- Private parking spot in rear garden
- Central Cornwall location

**Reduced To £210,000 Freehold**

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**

Band B

**GAS SAFETY**

Certificate dated 20/8/24 valid for One Year

**EICR**

Certificate dated 9/5/25 valid for Five Years  
(Satisfactory)


**BROADBAND AND MOBILE COVERAGE**

**AVAILABILITY**

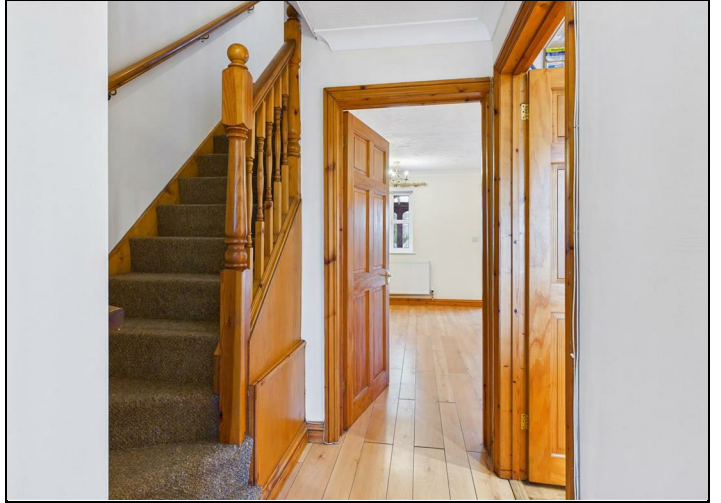
Fastest available download speed: up to 1000Mbps

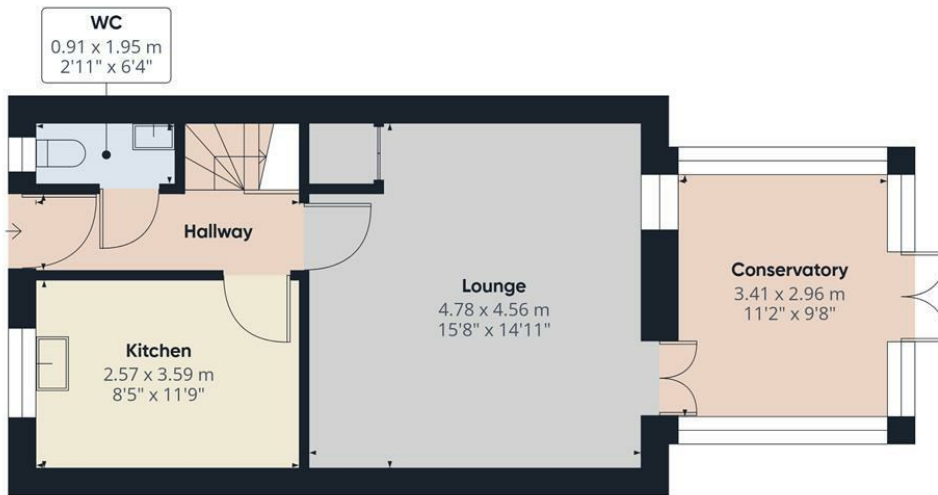
Mobile coverage: Limited

(Source:OFCOM)

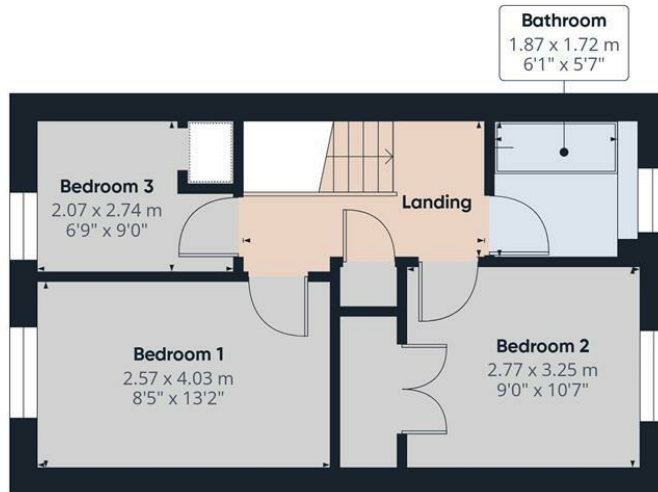
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Floor 0



Floor 1



Approximate total area<sup>®</sup>  
84.1 m<sup>2</sup>  
905 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk