



**Halloon Avenue
St. Columb Road
St. Columb**

**TR9 6PX
Guide Price £110,000**

- NO ONWARD CHAIN
- AIR SOURCE HEAT PUMP
- PERFECT FIRST HOME
- EXPECTED RENTAL INCOME OF £800PCM
- GREAT LINKS TO THE A30
- 990 YEAR LEASE GRANTED UPON COMPLETION
- TWO WELL-PROPORTIONED BEDROOMS
- PRC CERTIFICATE AVAILABLE
- WITHIN WALKING DISTANCE
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area 710.42 sq ft



2



1



1



72

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this spacious two-bedroom first-floor apartment to the market. Situated within the popular location of St Columb Road, this well-proportioned home is offered for sale with no onward chain and vacant possession, making it an excellent opportunity for first-time buyers, investors and those looking to downsize alike. Whilst the property would benefit from a programme of modernisation, it offers fantastic potential for purchasers to update and personalise to their own tastes, creating a comfortable home or investment property.

The accommodation briefly comprises a welcoming entrance hallway with doors leading to a generous lounge, two well-proportioned double bedrooms, a fitted kitchen and a family bathroom. The property enjoys a practical and well-balanced layout, with good natural light throughout and ample scope for improvement.

A particular feature of the property is the generous enclosed rear garden, which is predominantly laid to lawn and provides a wonderful outdoor space for relaxing, entertaining or enjoying al fresco dining during the warmer months. Whilst there is no allocated parking, ample unrestricted on-street parking can be found nearby.

The property is a repaired Cornish Unit, and we have been advised that it is mortgageable, with a valid PRC Certificate in place. It will be granted a existing 990-year lease upon completion and is connected to mains electricity, water and drainage. Heating is provided via an energy-efficient air source heat pump. The property falls within Council Tax Band A.

LOCATION

Halloon Avenue is a quiet residential cul-de-sac situated within the popular village of St Columb Road, close to the historic market town of St Columb Major in central Cornwall. The area offers a peaceful village setting with a strong sense of community while benefiting from excellent accessibility to many of Cornwall's key destinations. Residents enjoy convenient access to a range of everyday amenities, including local convenience stores, a post office, cafés, a pharmacy, a GP surgery and primary schooling, with a wider selection of shopping, leisure and educational facilities available in nearby Newquay, Wadebridge and St Austell. The surrounding area also offers an abundance of recreational opportunities, including the scenic Goss Moor Nature Reserve, Camel Creek Adventure Park and the renowned north Cornish coastline, with popular beaches such as Watergate Bay and Newquay just a short drive away. Halloon Avenue is particularly well placed for commuters, with St Columb Road railway station within comfortable walking distance, providing regular rail services on the Par to Newquay branch line, while frequent local bus services connect the village to surrounding towns and villages. The nearby A30 dual carriageway offers excellent road links across Cornwall and onwards to Exeter and the national motorway network, and Newquay Cornwall Airport, located approximately 6 miles away, provides a range of domestic and seasonal international flights. Overall, Halloon Avenue combines the tranquillity of village living with excellent transport connections and easy access to a comprehensive range of local amenities, making it a highly desirable residential location.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE

uPVC door. Stairs leading to:

FIRST FLOOR LANDING

Skimmed ceiling. Access into a partially boarded loft space. Smoke alarm. Electric heater. Skirting. Carpeted flooring. Doors leading into:

LOUNGE

Double-glazed windows to the front aspect. Electric fireplace. Radiator. Television point. Multiple power sockets. Skirting boards. Exposed wooden floorboards.

KITCHEN

Extractor fan. Three double-glazed windows to the front aspect. Built-in storage cupboards. A range of fitted wall and base units with cupboards and drawers. Space for an electric cooker, fridge, freezer and washer-dryer. Splashback tiling. Stainless steel sink with mixer tap and drainer. Radiator. Multiple power sockets. Skirting boards. Vinyl flooring.

BEDROOM ONE

Smoke alarm. Access to a partially boarded loft space. Radiator. BT Openreach socket. Skirting boards. Exposed wooden floorboards. Doors leading into:

BATHROOM

Skimmed ceiling. Extractor fan. Frosted double-glazed window to the side aspect. Splashback tiling. Bath. Wash basin. Radiator. Skirting boards. Laminate flooring.

BEDROOM TWO

Skimmed ceiling. Dual-aspect double-glazed windows. Radiator. Multiple power sockets. Skirting boards. Exposed wooden floorboards.

EXTERNALLY

GARDEN

A particular feature of the property is the generous enclosed rear garden, which is predominantly laid to lawn and provides a wonderful outdoor space for relaxing, entertaining or enjoying al fresco dining during the warmer months.

PARKING

Whilst there is no allocated parking, ample unrestricted on-street parking can be found nearby.

TENURE

Annual service charge of £502.56 *subject to annual review

The property will also been granted a 990 year lease upon completion.

SERVICES

It is connected to mains electricity, water and drainage. Heating is provided via an energy-efficient air source heat pump. The property falls within Council Tax Band A.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 989 years remaining (989 years from 2026)

Service charge: £502/year

Council tax band: A

EPC rating: C

The building

Semi-detached flat, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

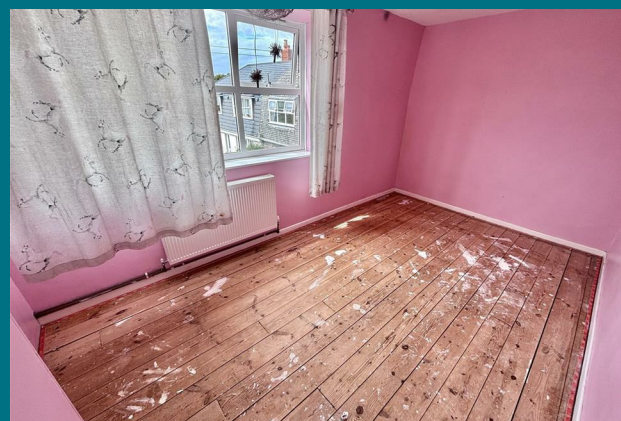
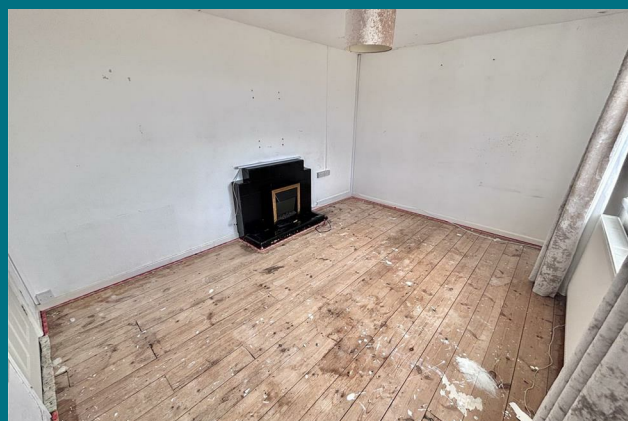
Mains surface water drainage

Electricity central heating

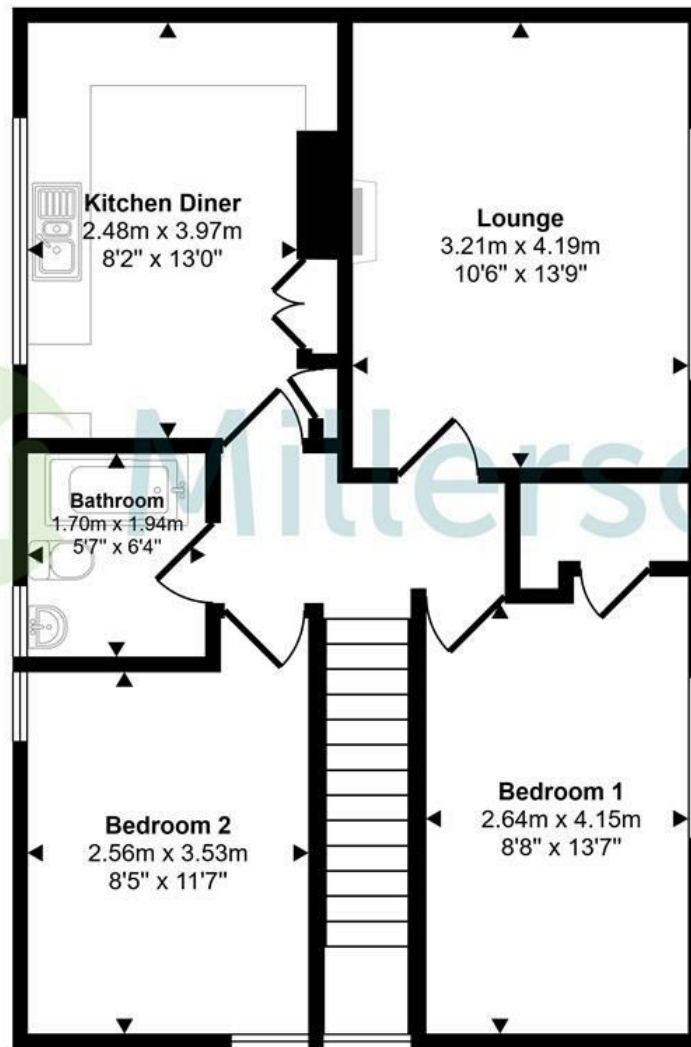
Heating features: Air source heat pump and double glazing



Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 good, Vodafone ok, Three good, EE good
 Parking: On Street
 Not in a controlled parking zone
 No disabled parking available
 ## Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL156540):
 - The owner must use the property only as a single private dwellinghouse (a home for one family).
 - The owner is required to maintain specific boundary fences, hedges, or walls in a 'stock-proof' condition (strong enough to keep animals in or out).
 - There is a 'restriction' (a legal block) stating that the property cannot be sold or leased without consent from the Secretary of State, unless it is a specific type of exempt sale under housing laws.
 - The property cannot be sold without written consent from the mortgage lender, M&G Trustee Company Limited, which is a standard security measure for lenders.
 - The owner must contribute a fair share of the costs for cleaning and repairing shared facilities, such as drains, sewers, party walls, and shared paths.
 - The owner may be required to pay for a separate water supply if directed by the water company.
 Non-coal mining area: yes
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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
61 sq m / 655 sq ft



First Floor

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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Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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