



Trelawney Parc

St. Columb

TR9 6SN

£140,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- AMPLE ON STREET PARKING
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- DOUBLE GLAZED THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- GOOD LINKS TO THE A30
- FALLS WITHIN COUNCIL TAX BAND A
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area 721.19 sq ft



2



1



2



73

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this two-bedroom mid-terrace home, ideally located within the popular residential area of St Columb. The property is well suited to first-time buyers or investors looking for an addition to their portfolio.

The accommodation comprises of a generous living room, providing a warm and versatile space for everyday living and relaxation, which leads through to the kitchen. The kitchen offers a practical layout with ample scope for updating and personalisation, with both rooms benefiting from good natural light to create a bright and welcoming atmosphere.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a family bathroom with a separate W/C, offering comfortable and flexible accommodation to suit a variety of needs.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for seating, gardening, or low-maintenance enjoyment.

The home is offered to the market with no onward chain and vacant possession on completion. Early viewing is highly recommended to fully appreciate the location, layout, and potential this property has to offer.

LOCATION

The historic market town of St Columb Major offers a full range of everyday amenities, including a primary school, doctors surgery, dentist, post office, chemist, church and a variety of shops. The town is located just a few miles from the north Cornish coast and is conveniently positioned for commuting to Truro, St Austell, Wadebridge and Padstow, with Newquay Airport less than four miles away. Newquay itself lies approximately seven miles away and provides a wider selection of shopping, along with a vibrant choice of fashionable bars, restaurants and nightclubs. The area is also renowned for its historic and picturesque working fishing harbour and some of Europe's most outstanding coastline.

THE ACCOMODATION COMPRISES

(All measurements are approximate)

ENTRANCE HALLWAY

Smoke sensor. Radiator. Skirting. Carpeted flooring. Doors leading too :

LIVING ROOM

15'1" x 12'6" (4.60 x 3.82)

Double glazed window to the rear aspect. Spacious under- stairs cupboard. Radiator. Ample plug sockets. Tv point. Skiting. Carpeted flooring. UPVC door leading into the rear garden.

KITCHEN

11'0" x 6'1" (3.36 x 1.86)

Double glazed window to front aspect. A range of wall and base fitted units with roll top work surfaces and stainless steel sink with drainer. Serving hatch into lounge. Space for freestanding oven/grill. fridge/freezer and or washing machine/dishwasher. Ample plug sockets. Vinyl flooring. Skirting.

FIRST FLOOR

Landing- Loft access. Smoke sensor. Radiator. Skirting. Carpeted flooring.

BEDROOM ONE

12'5" x 9'7" (3.81m x 2.94m)

Double glazed windows to front aspect . Cupboard housing BAXI combination boiler. Radiator. Ample sockets. Skiting. Carpeted flooring.

BEDROOM TWO

9'4" x 8'2" (2.85 x 2.50)

Two double glazed windows to the rear aspect. Storage cupboard. Radiator. Ample sockets. Skiting. Carpeted flooring.

BATHROOM

8'2" x 6'4" (2.49m x 1.94m)

Extractor fan. Bath with electric shower over. WC with push flush. Wash basin. Tiling around water sensitive areas. Vinyl flooring. Skirting.

OUTSIDE

To the Front- Hard-standing path leading to the front door. Two outbuildings for storage.

To the Rear- An enclosed, laid to lawn garden with timber fencing.

PARKING

There is no allocated parking for this property however, ample parking is available close by.

SERVICES

This property is connected to main electricity, gas, water and drainage. It also falls within Council Tax Band A.

AGENTS NOTES

Annual Service Charge of £150.24 per year, subject to annual review from 1st April 2027.

MATERIAL INFORMATION



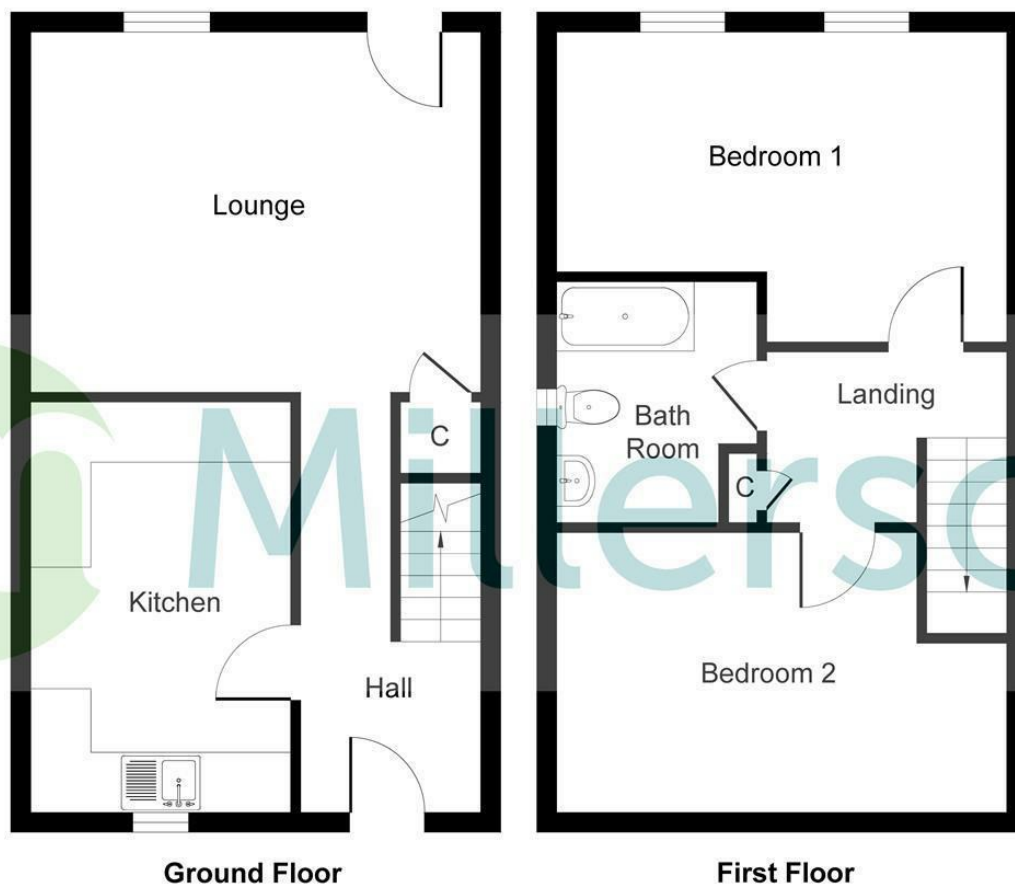
Verified Material Information

Council Tax band: A
 Tenure: Freehold
 Property type: House
 Property construction: Standard construction
 Energy Performance rating: C
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Mains gas-powered central heating is installed.
 Heating features: None
 Broadband: ADSL copper wire
 Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
 Parking: On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: No

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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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Are you interested in this property but aren't currently in a proceedable position?

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To Arrange A Valuation**

Here To Help

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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	