

44 Bospolvan Road, St. Columb Major, TR9 6SG



LOW MAINTENANCE SOUTH FACING GARDEN | PARKING FOR 6 CARS & GARAGE | Semi-detached 2 bedroom (former 3 bedroom) bungalow with separate dining room and rear sun room overlooking the fully enclosed private rear garden with garage, external utility/workshop and large brick paved driveway.

- Large brick paved driveway parking for up to 6 vehicles
- Large boarded loft with potential subject to planning permission
- Fine condition throughout ready to modernise to taste
- Spacious sun room overlooking the South facing rear garden
- Oil central heating and uPVC double glazing
- Vacant possession with no onward chain

Price £235,000 Freehold

Bospolvans Road is a popular residential area consisting of similar bungalows and houses in the popular market town of St Columb Major. 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 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.

From the front the property is accessed from the large brick paved driveway. The entrance hall provides access to all the rooms with the lounge and kitchen being at the front of the bungalow. The lounge is spacious with the original open fire and chimney still being in situ although not used for a number of years. The kitchen is very original to the bungalow but in good condition for the age with white goods being optional with the purchase, there is also a side door to the driveway and front of the garage. Towards the rear is the bathroom which is floor to ceiling tiled, with a full length side panel bath with shower over, pedestal basin and low level WC.

At the rear of the bungalow are 2 bedrooms with the original 3rd room being used as a diner and walkway to the extended sun room. The sun room is a really nice feature of the property with glazed and sliding door unit to the rear garden.

The rear garden is fully paved with a walled border ready for planting and a blockwork wall surrounding the entire garden which is great for security and privacy. The attached garage has power, water and drainage and a separate block built utility to the back houses the oil central heating boiler.

COUNCIL TAX
Band B

TENURE
Freehold

SERVICES
Mains Water, Electric and Drainage. Oil Central Heating

AGENTS NOTE
In accordance with estate agency legislation it is to be noted that this property is being sold by a family member (acting executor) of an employee of the selling firm.





