Start & co
THE NEWQUAY ESTATE AGENT
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2 Kernow House New Road, St. Columb, TR9 6AZ



3 PARKING SPACES | CHARACTER THOUGHOUT THE BUILDING | 3 bedroom mid-terrace house forming part of the historic Old Police Station on the outskirts of St Columb Major, with period features running throughout.

- Character property with lots of history
- Gas central heating and uPVC double glazing running throughout
- 3 allocated parking spaces
- Central Cornwall location with good travel links
- Open privately owned front garden
- Potential for a wonderful family home!

Reduced To £265,000 Freehold

Situated in an elevated position in Bridge, a popular Hamlet at the bottom of St Columb Major the property is very unique enjoying views over the valley from the first floor. The house is located 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 Drs 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 has 3 allocated parking spaces which leads to a pedestrian pathway to the privately owned front garden and the front entrance door.

Entering into the property an entrance porch leads through to the lounge. An immediate feature of the property is the large stone fronted fireplace and high ceilings of the room. The lounge is spacious with ample room for a dining table and has a nice window to the front with an aspect mainly of treetops going through the valley. This also has the stairwell ascending to the first floor and provides access to the rear kitchen and bathroom.

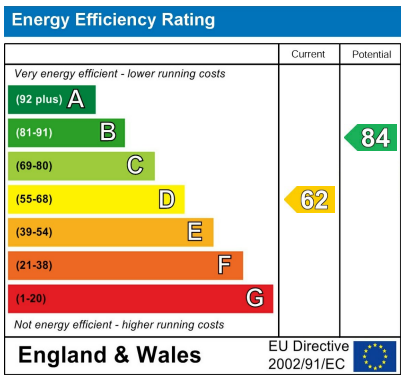
Former cells of the old police house, the kitchen is very galley-style with a high level window to the rear and houses the gas combination boiler providing the central heating and hot water running throughout. The bathroom is floor to ceiling tiled and has ample room for the separate shower and bath unit with a useful mounted basin with vanity storage under.

To the first floor are 3 bedrooms. 2 are very comfortable double bedrooms with a further large single room.

SERVICES
All Mains

COUNCIL TAX
Band B

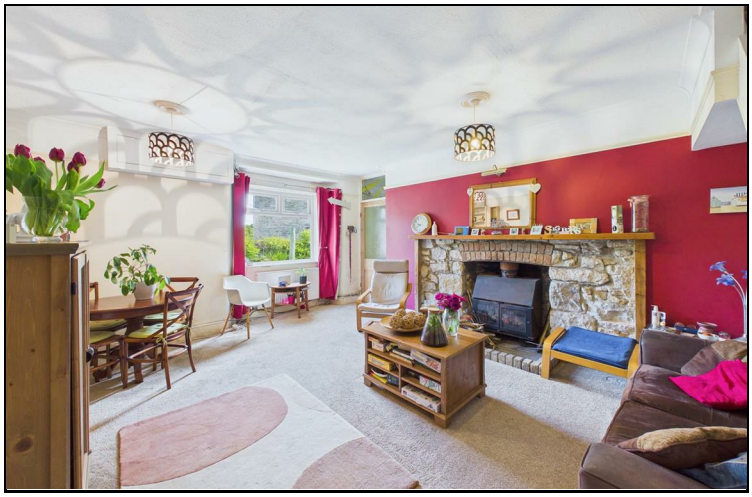
TENURE
Freehold







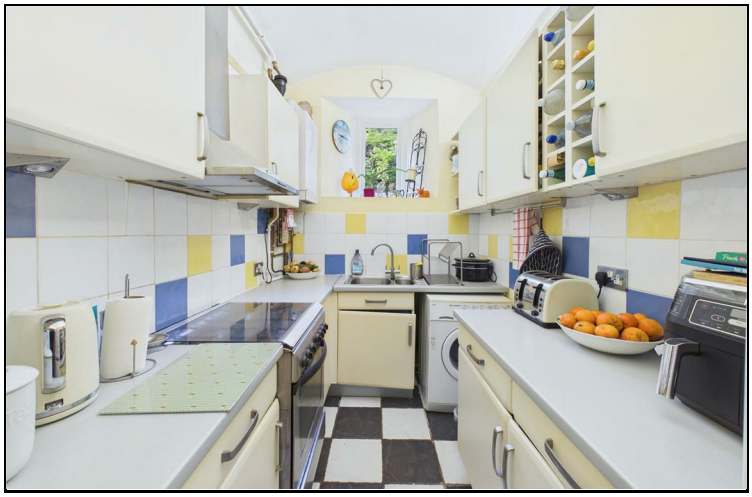


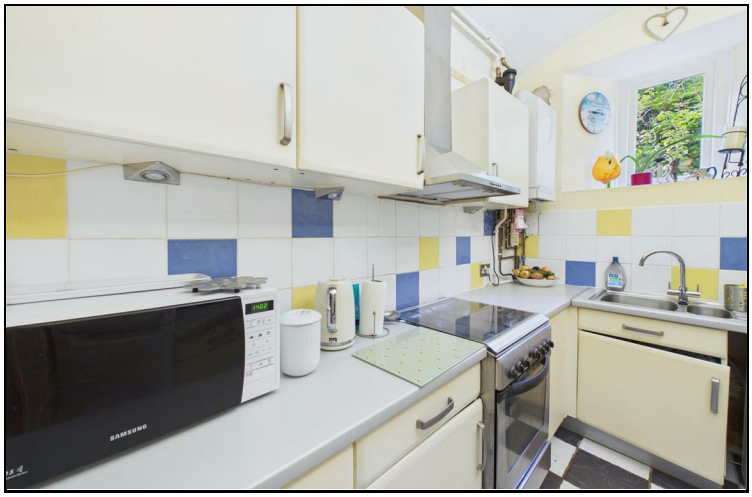














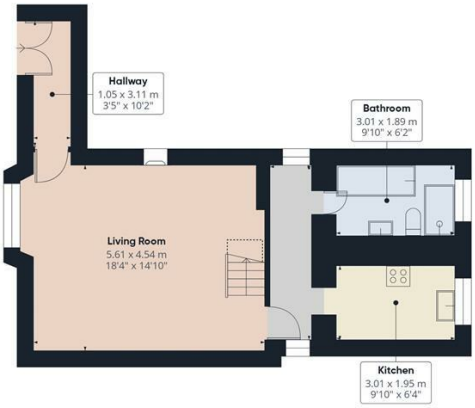




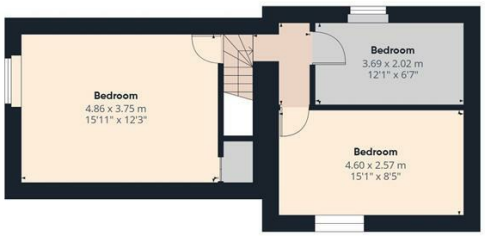








Floor 0





Floor 1

Approximate total area(1)

86.9 m²

936 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

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