

## 17 Clodan Mews, St. Columb, TR9 6TQ



**LARGE REAR EXTENSION | SOLAR PANELS | Largely extended terraced 4 bedroom house in great condition in a popular residential cul-de-sac with a sunny rear garden, parking space, new double glazing and gas central heating.**

- Ideal family home in a quiet cul-de-sac
- Sunny enclosed rear garden, covered patio and summer house
- Convenient mid Cornwall location close to the A30
- 2 doubles and large single bedroom on the first floor and double bedroom on the ground
- Private parking space with further on street parking
- Central heating, double glazing and solar panels

**Price £279,950 Freehold**

Clodan Mews is a popular residential cul-de-sac situated within a 5 minute drive of the A30. St Columb Road has a good range of day to day amenities which are within easy walking distance as well as a number of cafes/pubs and the very popular Kingsley Shopping precinct. The Village 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.

Approximately 22 years old, the estate has proven very popular with families over the year with this house being no exception. The property has been kept to a good condition throughout with a host of upgrades including new double glazing, solar panels, fully landscaped garden and a large rear extension where they have relocated the kitchen/diner.

From entering into the front the entrance hall now gives access to the ground floor bedroom, WC and lounge. Moving through the lounge you enter into the kitchen/diner which has really transformed the home. Thanks to the sky lanterns, patio door unit and large window it's a very bright space with lots of kitchen units and worktop space.

The first floor is largely the original layout providing 2 double bedrooms and a large single 'box room'. The bathroom has been nicely modernised with a white bathroom suite and the original bath being replaced with a large walk in shower unit which really opens up the space.

To the rear is a nicely maintained low maintenance rear garden. Directly at the rear of the house is a covered patio with large slate effect percaline slabs which leads onto a section of Astro turf and further to the summer house. There is space for a further shed behind the summer house and rear access across the neighbouring terrace. It really is a sun trap enjoying most of the day and evening sun.

**COUNCIL TAX**

Band B

**TENURE**


Freehold

**SERVICE**

All Mains

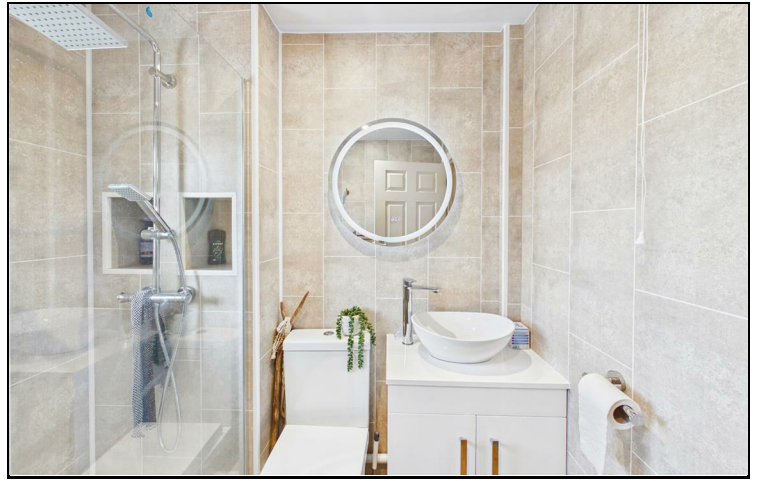
**EPC**

Report awaited

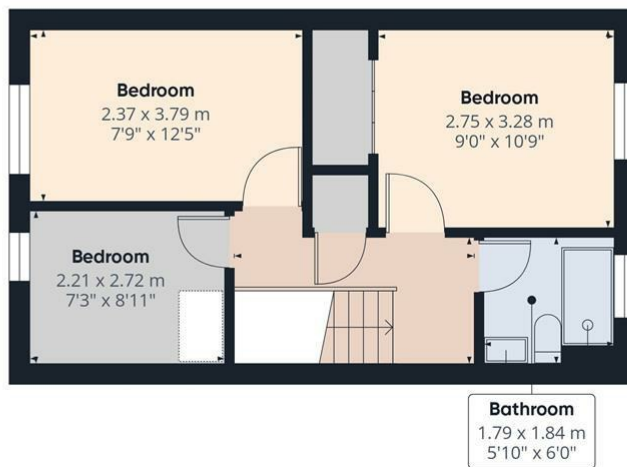
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
86.1 m<sup>2</sup>  
926 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

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