Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

90 Calshot Close, St Columb Minor, Cornwall TR7 3HL

VACANT POSSESSION | CONVENIENT FOR SCHOOLS | Mid terraced 3 bedroom house in St Columb Minor with an enclosed rear garden and some country views to the rear. Ideal first home or investment property.

- Great rental investment with a potential rent of £995pcm
- Vacant possession offered with no onward chain
- Popular residential estate convenient for schools
- Country views to the rear
- Fully enclosed rear garden with block built store
- Separate lounge, kitchen and dining room
- Quiet cul-de-sac location

Price £219,000 Freehold

On entering the property, the welcoming hallway provides access to the staircase leading to the first floor. Situated at the front of the house is the lounge, which flows through to the dining room. The dining room benefits from a door opening directly onto the rear garden, together with a wide opening through to the kitchen. The kitchen offers a good amount of floor space and is fitted with a range of cupboards providing useful storage.

Upstairs, there are two spacious double bedrooms, each benefiting from integral storage cupboards. There is also a smaller single bedroom/cot room, a feature originally incorporated into these former military houses as a kit room. Completing the first floor is the family bathroom, separate WC and a hallway cupboard containing the gas central heating boiler.

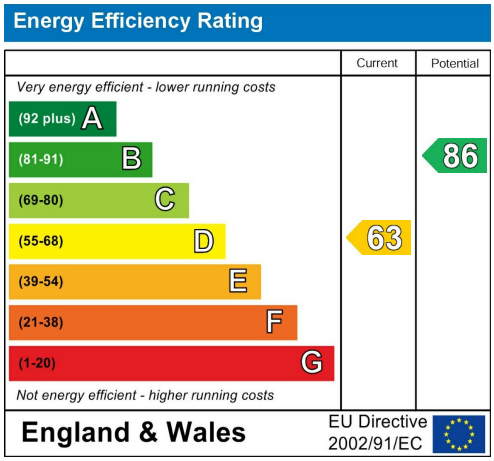
To the rear, the property benefits from a block-built storage room, which lends itself particularly well to use as a utility space. From here, there is access to the enclosed rear garden, which is predominantly laid to lawn and patio
An allocated parking space is provided within the communal car park situated to the front of the property.

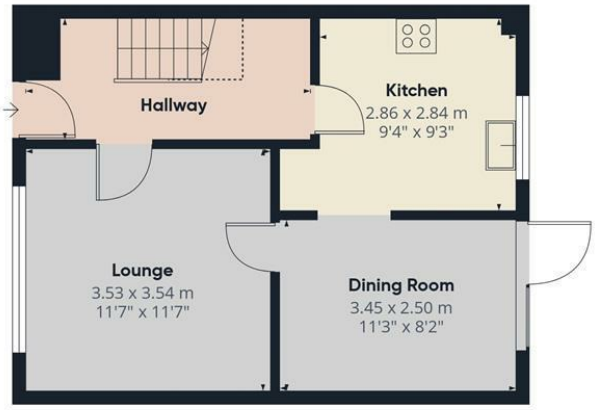
COUNCIL TAX
Band A

TENURE
Freehold

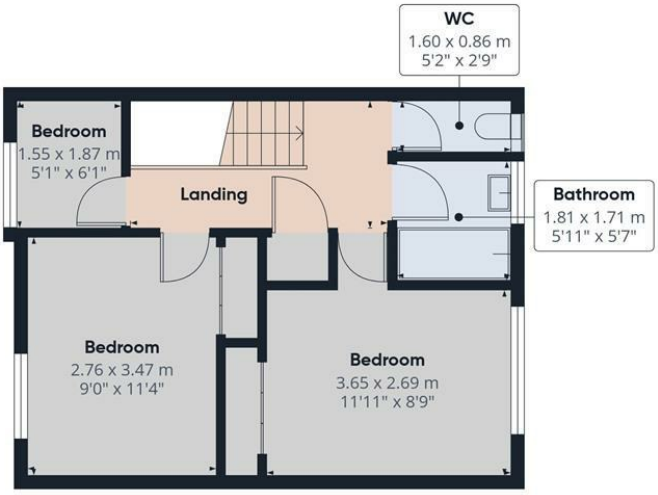
SERVICES
All mains

ESTATE MANAGEMENT CHARGE
Each house on the estate contributes annually to a management company that maintains the common gardens and grounds on the estate. The most recent charge was £415.41 per annum.





Floor 0



Floor 1

Approximate total area(1)

72.1 m²

777 ft²

Reduced headroom

0.9 m²

10 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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