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

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

28 Rachels Way, St. Columb, TR9 6EP



NO ONWARD CHAIN | OVER 1700sqft OF ACCOMMODATION | Spacious, detached 4 double bedroom family home on a popular estate with gas central heating and uPVC double glazing, driveway parking for 2 cars and integral garage.

- Quiet popular residential estate
- 4 double bedrooms with a master en-suite shower room
- Well presented with fresh decoration and carpets through most of the property
- Front and rear garden with potential for further parking
- 2 Driveway parking spaces with large integral single garage
- Ground floor shower room and utility cupboard

Price £395,000 Freehold

Rachels Way is a quiet estate in the middle of 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 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.

Upon entering the property a large hallway provides access to all of the ground floor accommodation. A large lounge to the front of the property opens through to the dining room and further to a small conservatory which opens to the rear garden. The kitchen is also located to the rear of the property and has a side door providing access to the front and rear of the house. The kitchen has a range of traditional shaker style kitchen units with ample worktop space.

From the hallway, there is also access to a ground floor shower room, utility cupboard with space and plumbing for a washer and dryer as well as an internal door to the garage. The garage has an up and over front door, room for a car with some additional storage space to the rear. It also houses the gas boiler providing the central heating throughout.

To the first floor are 3 very large double bedrooms with a further small double. The master bedroom benefits from a shower en-suite with the family bathroom having a large corner bath. There is also a large cupboard off the hall which houses the electric immersion tank for the hot water.

Outside to the front a driveway and lawned garden gives access either side of the property to the rear garden. The rear is South facing and enjoys all the days sun. A patio area directly to the rear of the house steps up a terrace to the lawned garden with a Cornish stone boundary wall to the rear.

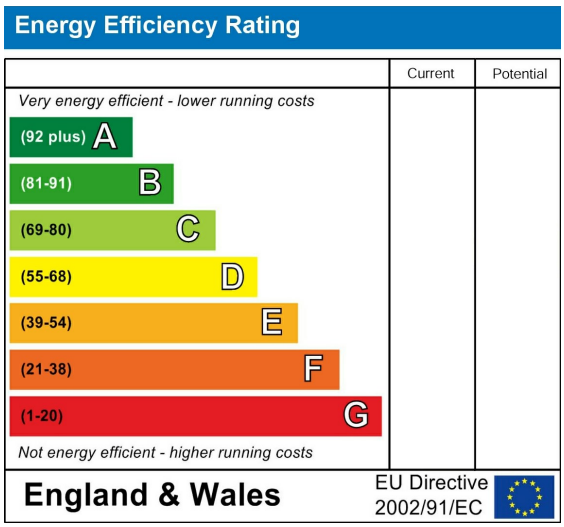
COUNCIL TAX
Band E

TENURE
Freehold

SERVICES
All Mains

DISCLAIMER
In accordance with the Digital Markets, Competition and Consumers Act 2024, we have taken reasonable steps to ensure that all material information is included but these particulars are intended only to give a fair description of the property to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Start & Co nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Nothing in these particulars shall be deemed to be a representation under the Misrepresentation Act 1967, and neither the agents nor the seller accept responsibility for any error, omission, or misstatement. We have not tested any fixtures, fittings, services or appliances and cannot verify their condition. All measurements quoted are approximate and for guidance only. Items shown in photographs are not included unless specifically mentioned in the sales particulars. Please consult your appointed conveyancing solicitor to verify property title and tenure. The property is offered subject to contract and availability.
All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER





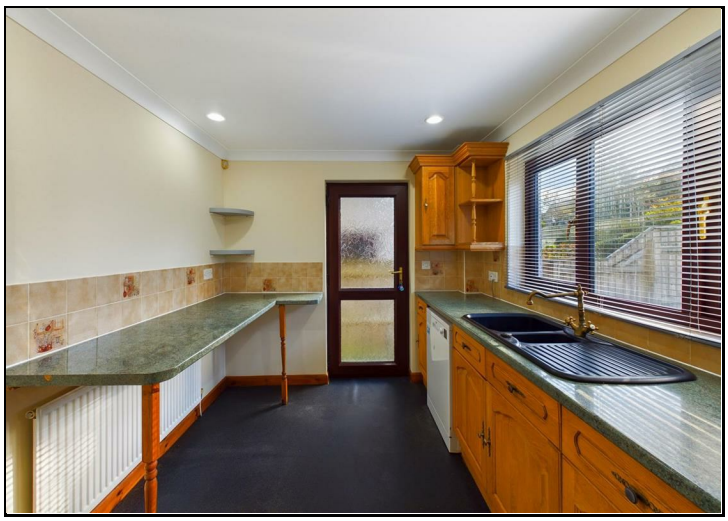


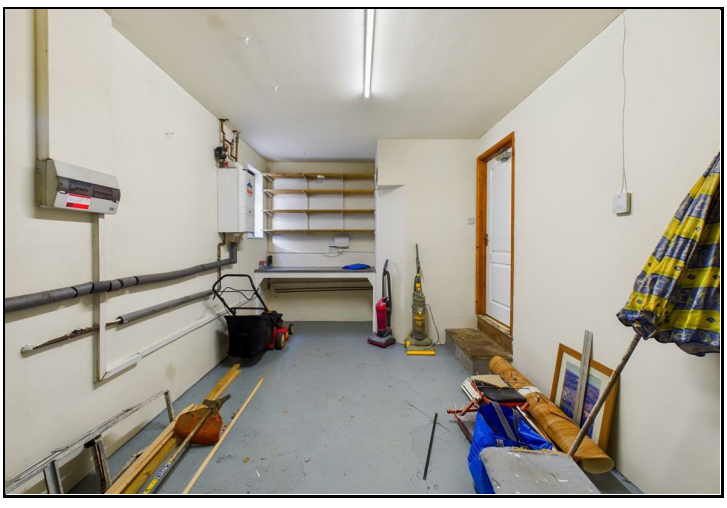










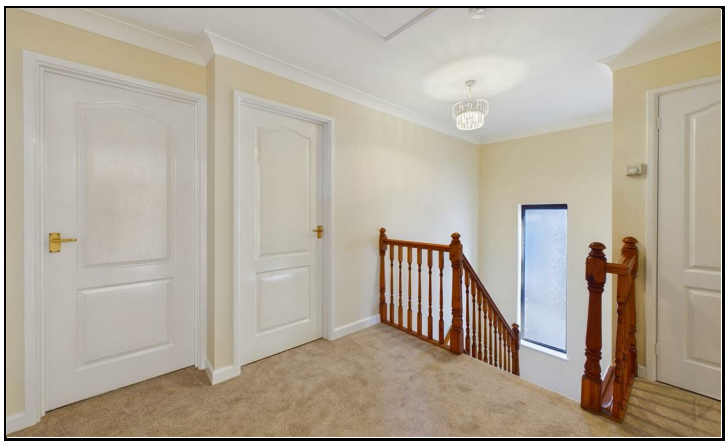














Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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