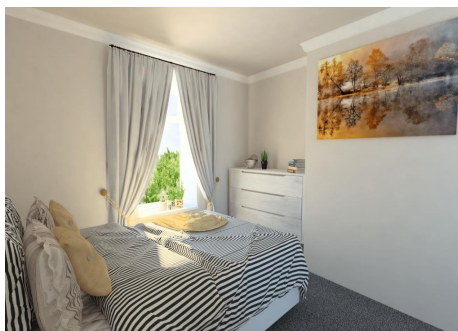


# NEW QUAY PROPERTY CENTRE



NEWLY AND COMPLETELY RENOVATED TWO BEDROOM HOUSE WITH QUALITY FITTINGS, SMALL FRONT COURTYARD GARDENS, IN THE HEART OF ST COLUMB MAJOR AND READY NOW.



3 West Street, St Columb  
TR9 6RX

£139,950  
Freehold

our ref: CNN5910

01637 875161

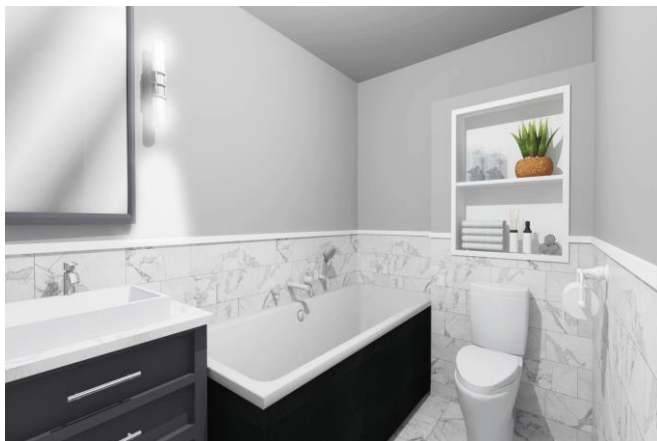
# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 2
- Reception rooms: 2
- Bathrooms: 1
- EPC: TBC
- Council tax band: TBC
- Mains Service: Electricity, Water & drainage
- Fully renovated
- Open plan living area
- Economical electric heating
- Very modern kitchen & bathroom
- UPVC double glazing
- Small front courtyard
- Nearby parking permits available
- Ideal 1st purchase/buy to let
- No ongoing chain



## OWNERSAYS...

“We've taken this back to the shell and started again, it'll be as good as new.”



## CONSIDER THIS...

The renovation is in full swing and ready soon, if any potential purchaser express an interest quickly enough, there will be a choice of certain fittings as their requirements.

## MOREDETAIL...

Currently under construction this property is expected to be fully renovated and finished by late autumn 2017. If prospective purchasers register their interest early enough there is an option to have a choice of fittings. The property is an attractive double fronted terrace cottage style house which will have small courtyard front gardens with a fantastic modern open plan living area, newly fitted kitchen and a wonderful modern feel. From the first floor there will be a small landing area providing access to two bedrooms and a newly fitted bathroom. Throughout the property there will be economical electric style heating and uPVC double glazing. The renovation extends to most parts of the property stripping back to the original walls and starting again. As such it will be re-wired, re-plumbed, new flooring, new walls, new ceilings, fresh plaster and new decoration. In many ways as good as new. Ideal as a first purchase, holiday home, buy to let investment or possibly even a small family home. Within easy access of St Columb's amenities, next door to the recreation ground and car park which has extremely good value annual parking permits available just a short walk from the front door.

**NO ONGOING CHAIN READY TO VIEW, BOOK EARLY TO AVOID DISAPPOINTMENT.**

**AGENTS NOTES:** CGI's are for illustration purposes only.



## THELOCATION...

West Street is situated just off from the main High Street of St Columb Major, within walking distance therefore to all of its local amenities which include several pubs, doctors, daily convenience shops, primary school and the nearby park/recreation ground. St Columb is located centrally within the county with good transport links including Newquay Airport and the A30 dual carriageway.

### SHOPPING

- Co-op - 0.1 miles
- Town High Street - Immediate
- Newquay - 6.8 miles

### RELAXING

- Recreation Ground/Park - Immediate
- Town Pubs - 0.2 miles
- Mawgan Porth Beach - 5.1 miles

### TRAVEL

- Bus Stop - 0.2 miles
- Newquay Airport - 3.5 miles

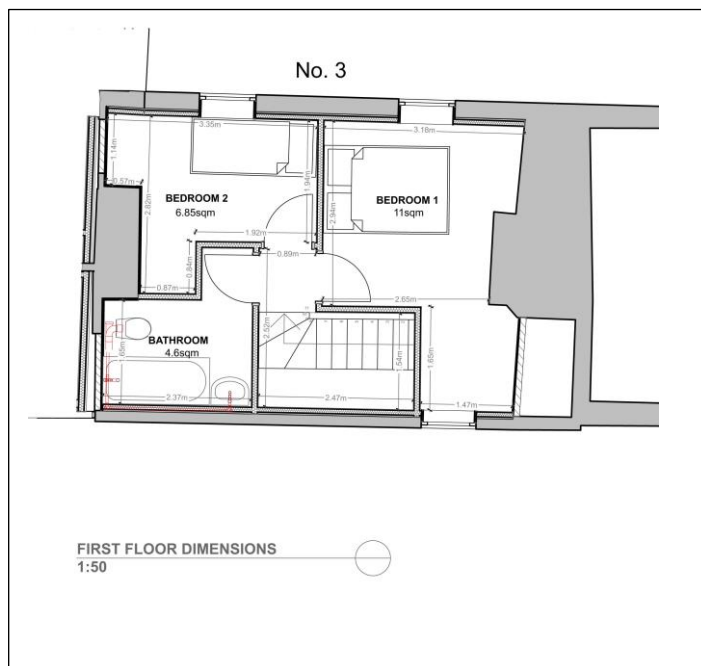
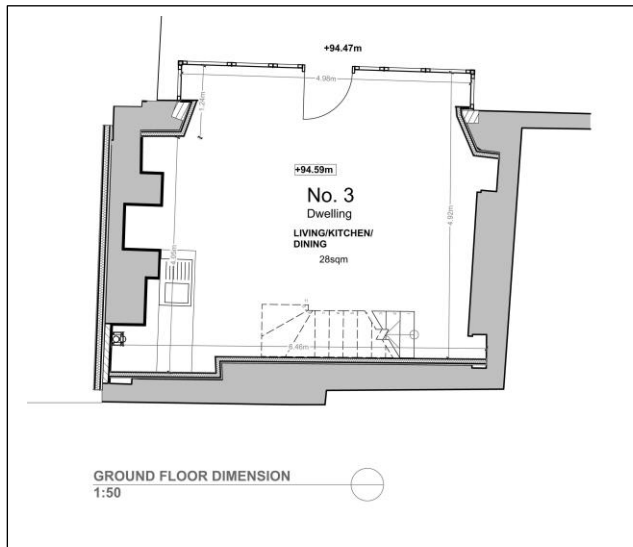
### SCHOOLS

- St Columb Primary - 0.2 miles
- Newquay Treviglas Secondary - 5.7 miles

All distances are approximate. Please check google maps for exact distances and travel times (property postcode: TR9 6RX)



# THE FLOORPLAN...



## THE DIMENSIONS...

All measurements are approximate

**Open Plan  
Lounge/Kitchen/Diner**  
17' 3" x 16' 7" (5.25m x 5.05m)

**First Floor Landing**

**Bedroom One**  
9' 9" x 9' 5" (2.97m x 2.87m)

**Bedroom Two**  
10' 9" x 6' 5" (3.27m x 1.95m)

**Bathroom**  
7' 5" x 5' 6" (2.26m x 1.68m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.