



M A Y W H E T T E R & G R O S E

21 HIGH CROSS, ST. COLUMB MAJOR, TR9 6SB
GUIDE PRICE £180,000



A SPACIOUS TWO BEDROOM END TERRACE HOUSE WITH MODERN KITCHEN AND BATHROOM. THE PROPERTY BENEFITS FROM ENCLOSED GARDENS FRONT AND REAR AND SOME VERY USEFUL GARDEN ROOMS. THE PROPERTY HAS DOUBLE GLAZED WINDOWS AND DOORS TOGETHER WITH AIR SOURCE HEAT PUMP TO CENTRAL HEATING. THE PROPERTY IS LOCATED IN A NO THROUGH ROAD END OF CUL DE SAC LOCATION WHERE THERE IS COMMUNAL PARKING. EPC - C

SEE IMPORTANT AGENTS NOTES



Location

The property can be found in the historic market town of St Columb Major and benefits from range of amenities which include a church, school, doctors surgery, banks, local shops, convenience stores, public houses a hardware store and restaurants. The coastal town of Newquay is approximately seven and half miles distance and has a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Directions

From Trekenning Roundabout follow the A3059, after a short distance turn right into Trekenning Road. Follow the road along turning left into Highfield Avenue. Take the first turning left continuing into Highfield Avenue and first left into High Cross. At the top of the street turn left into the hammer head and number 21 will be found in the left hand corner. A board will be erected for convenience.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance Porch

Entrance Hall

Double Glazed external door. Radiator. Stairs up to first floor. Door into :-

Kitchen

11'9" x 9'2" (3.6 x 2.8)



Double Glazed Window. Radiator. Modern fitted kitchen with wall and base units, work top over. In-built oven and hob. Space for washing machine. Door into :-



Extension/Reception Room

9'10" x 9'10" (3.0 x 3.0)



Double Glazed door to front garden. Radiator. Archway into :-

Study

8'2" x 7'2" - max (2.5 x 2.2 - max)

Double glazed window. Double glazed door leading out onto rear garden.

Lounge

18'8" x 9'10" - max (5.7 x 3.0 - max)



Double glazed window. Two radiators. Understairs cupboard. Double glazed door into :-

**Conservatory**

9'10" x 7'6" - max (3.0 x 2.3 - max)



Fully double glazed with poly glazed roof. Power points. Light. Double glazed sliding door to rear garden.

First Floor Landing

Radiator. Loft access hatch. Doors into:-

Bedroom One

13'1" x 9'6" (4.0 x 2.9)



Two double glazed windows. Radiator. Storage recess with pressurised water system.

Bedroom Two

11'9" x 9'10" - max (3.6 x 3.0 - max)



Double glazed window. Radiator

Outside



From the communal parking area a path leads to a gate leading into the front garden. The enclosed front garden is mainly laid to low maintenance artificial grass.

There is a cold water tap and further gate to access porch.

There is a useful garden room measuring 4.6 m x 3.3.m with double glazed door and windows. Power and light.

Adjoining the garden room is an open further garden entertaining area with timber walls, ceiling and tiled floor measuring 3.6 m x 3.6m.

To the rear is a garden laid to artificial grass with summerhouse and deck. Cold water tap and air source heat pump.



Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

Annual Service Charge Payable to Ocean Housing £77.76

From April 2026 a homeowner management fee of £66 per year will apply to the property, payable to Ocean Housing

Please ask for a copy of the Ocean Housing Preliminary Information sheet.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

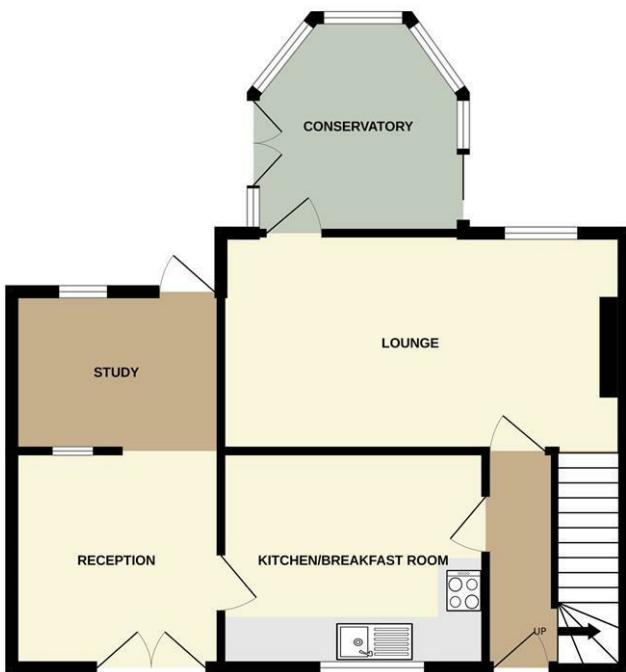
Council Tax Band - A

Broadband and Mobile Coverage

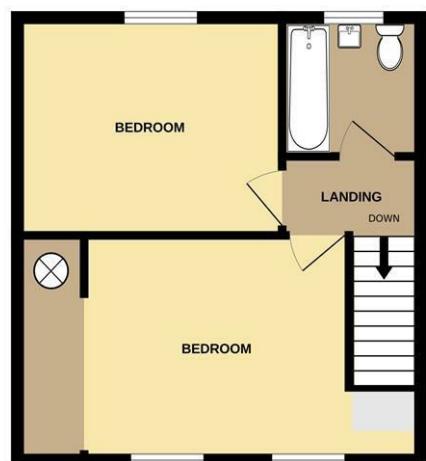
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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