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6 Fore Street, St. Columb TR9 6RH

£110,000

A CHARMING TWO BEDROOM COTTAGE LOCATED RIGHT IN THE HEART OF ST COLUMB MAJOR, WITHIN EASY WALKING DISTANCE OF ALL THE AMENITIES ON OFFER. PERFECT FOR FIRST TIME BUYERS WITH HUGE POTENTIAL

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

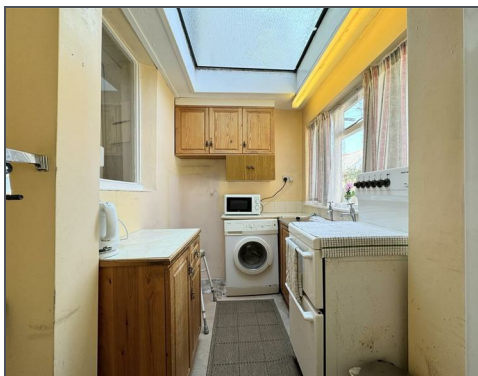
- TWO BEDROM TERRACED COTTAGE
- IN NEED OF UPDATING
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- SERVICES: ELECTRIC, WATER, DRAINAGE
- EASY WALKING DISTANCE TO SHOPS, CAFES AND AMENITIES
- EPC RATING F

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DESCRIPTION:

Fore Street is a prominent Street leading through the main town of St Columb Major within very easy walking distance of the various amenities. Within St Columb Major there are a good range of day to day amenities including a Co-op, a brilliant local butchers, a couple of cafes, a post office and a good offering of pubs. There is also a well respected Primary School and a Drs Surgery within close proximity. Children would naturally feed to Newquay Treviglas or Tretherras schools for secondary education.

The highly sought after coastal town of Newquay is around seven miles away and has recently been named as one of the UK's most desirable places to live and it's not difficult to see why!...Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy! The vibrant town offers an array of cafes, restaurants and bars with a good range of shops. slightly closer proximity are the popular beaches of Watergate Bay and Mawgan Porth.

This quaint and charming cottage is well proportioned with a neat rear courtyard that is proportionately owned by the adjoining properties.

An entrance hallway with stairs to the first floor guides you into the living room which has an gas fire and window to the front. There's ample space for lounge furniture and a small dining table. The kitchen at the rear offers a basic range of units with space for a washing machine, oven and fridge with a door giving access to the rear.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. The largest, at the front has an airing cupboard housing the water tank. Also, on the first floor the family bathroom has a bath, wash basin and wc with a window to the rear. The loft is partly boarded.

Externally, at the rear, the courtyard garden is neat and well maintained, the rear of the property can be accessed from West Street through a shared gate. The rear walled area as a whole is proportionately owned by number 6 and the neighbouring properties (see image - 'Title Plan' this image is for illustration purposes only as produced using third party software, it is not to be relied upon as an exact representation of the title plan boundary)

In summary this is a great opportunity to put your own stamp on a property, it's well located in the popular town of St Columb Major and offered with no onward chain.

Lounge Diner
5.36m x 3.28m (17'7 x 10'9)

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Kitchen
3.15m x 1.65m (10'4 x 5'5)

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Bedroom 1
3.89m x 3.20m (12'9 x 10'6)

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Bedroom 2
2.87m x 2.74m (9'5 x 9'0)

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Bathroom
2.29m x 1.45m (7'6 x 4'9)

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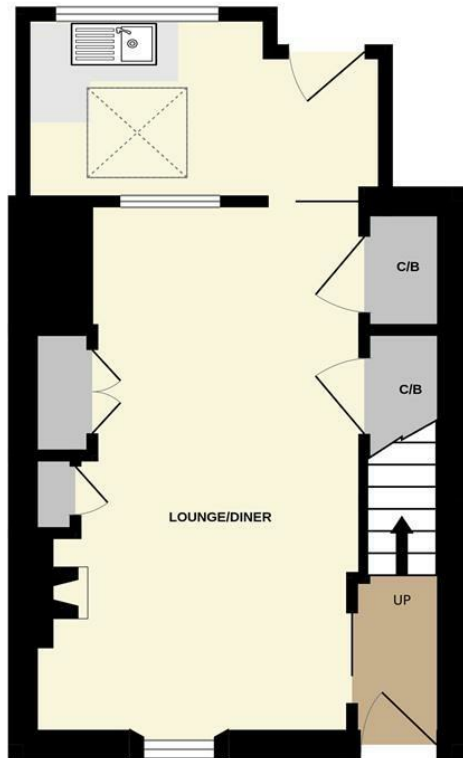
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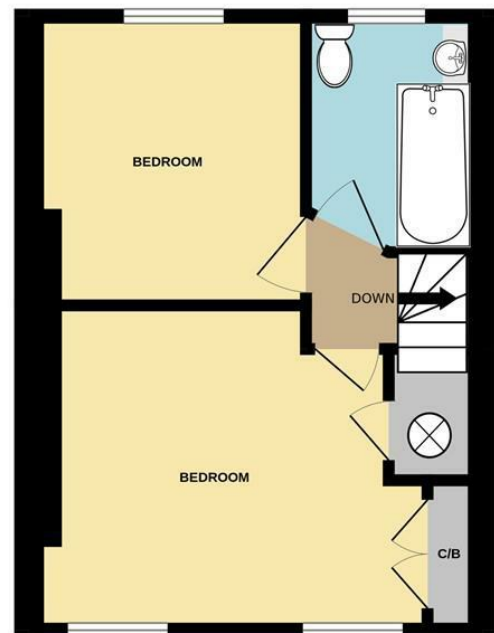
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		84
	(81-91) B		
	(69-80) C		
	(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	(92-100) A		84
	(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	

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