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### 3 Carters Court Higher East Street, St. Columb TR9 6RJ

**£185,000**

A CHARMING THREE BEDROOM MAISONETTE TUCKED AWAY IN A QUIET PART OF ST COLUMB MAJOR, THIS PROPERTY OFFERS INCREDIBLY SPACIOUS AND BRIGHT ACCOMMODATION, ALLOCATED PARKING AND A SHARED COURTYARD GARDEN. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Maisonette

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

#### **FEATURES:**

- INCREDIBLY SPACIOUS THREE BEDROOM MAISONETTE
- EXCEPTIONALLY LIGHT AND VERY WELL PRESENTED
- TUCKED AWAY FROM PASSING TRAFFIC YET JUST A FEW MINUTES WALK TO THE TOWN
- ALLOCATED PARKING
- COMMUNAL COURTYARD GARDEN
- OOZING CHARM AND CHARACTER
- HOLIDAY LETS NOT PERMITTED
- PETS PERMITTED WITH PRIOR CONSENT
- PERFECT FOR FIRST TIME BUYERS
- EPC TO FOLLOW

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## DESCRIPTION:

Tucked away in the heart of the charming and historic town of St Columb Major, Number Three Carters Court is an exceptionally spacious three-bedroom maisonette, combining character and charm with comfortable modern living. This welcoming Cornish town has a strong sense of community, with independent shops, cafés, schools and beautiful countryside walks all close by. Its central position also offers easy access to the north coast beaches, Newquay Airport and major road links, making this an excellent home for first-time buyers and smaller families.

Number Three Carters Court is a wonderfully characterful maisonette that feels considerably more like a house than a maisonette. Occupying the first floor and extending over two levels, the property offers generous and versatile accommodation, with an abundance of natural light and plenty of charm throughout.

The communal areas are neat and well maintained, with the incredibly spacious entrance hallway immediately creating a welcoming first impression. Stairs rise to the first floor, with useful storage beneath, and from here the accommodation opens up beautifully.

To the left is the gorgeous dual-aspect lounge/diner, an exceptionally spacious room with windows on two sides flooding the space with natural light. There is plenty of room for substantial lounge furniture alongside a dining table and chairs, while the proportions and character of the room create a wonderfully cosy and inviting feel.

The kitchen is well presented and fitted with a good range of white gloss units, with space for a washing machine and fridge/freezer, together with an integrated double oven and gas hob.

Further along the hallway is the smartly presented shower room, fully tiled and fitted with a shower cubicle, WC, wash basin and heated towel rail.

At the far end of the hallway is the principal bedroom, and quite simply, it is huge! This impressive room provides an excellent amount of space for a large bedroom suite, with built-in storage, high-quality carpet and stylish décor creating a more grown-up and luxurious feel.

The remaining two bedrooms are positioned on the first floor. One is currently used as a bedroom, while the other makes an excellent home office/study. Both rooms benefit from skylights, allowing plenty of natural light into the space, as well as useful access to the eaves storage. The first-floor bedroom also enjoys a lovely view towards the church, adding to the charm and character of this unusual home.

Gas central heating and UPVC double glazing are installed.

Outside, there is a communal courtyard-style garden to the front, shared with the other three flats, together with an allocated parking space within the communal car park.

## LEASE DETAILS

999-year lease, commencing in 1994  
Service charge including ground rent: £50 per calendar month  
Holiday lets are not permitted  
Pets may be permitted by prior consent

A truly individual and spacious home with an abundance of charm, generous accommodation, allocated parking and no onward chain.

Hallway  
6.32m x 2.11m (20'9 x 6'11)

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Lounge Diner  
4.37m x 3.89m (14'4 x 12'9)

Kitchen  
3.05m x 2.34m (10'0 x 7'8)

Shower Room  
2.26m x 2.01m (7'5 x 6'7)

Bedroom 1  
5.38m x 4.67m max (17'8 x 15'4 max)

Bedroom 2  
3.58m x 3.23m irregular shape (11'8" x 10'7" irregular shape)

Bedroom 3  
5.36m x 2.92m irregular shape (17'7" x 9'6" irregular shape)

### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

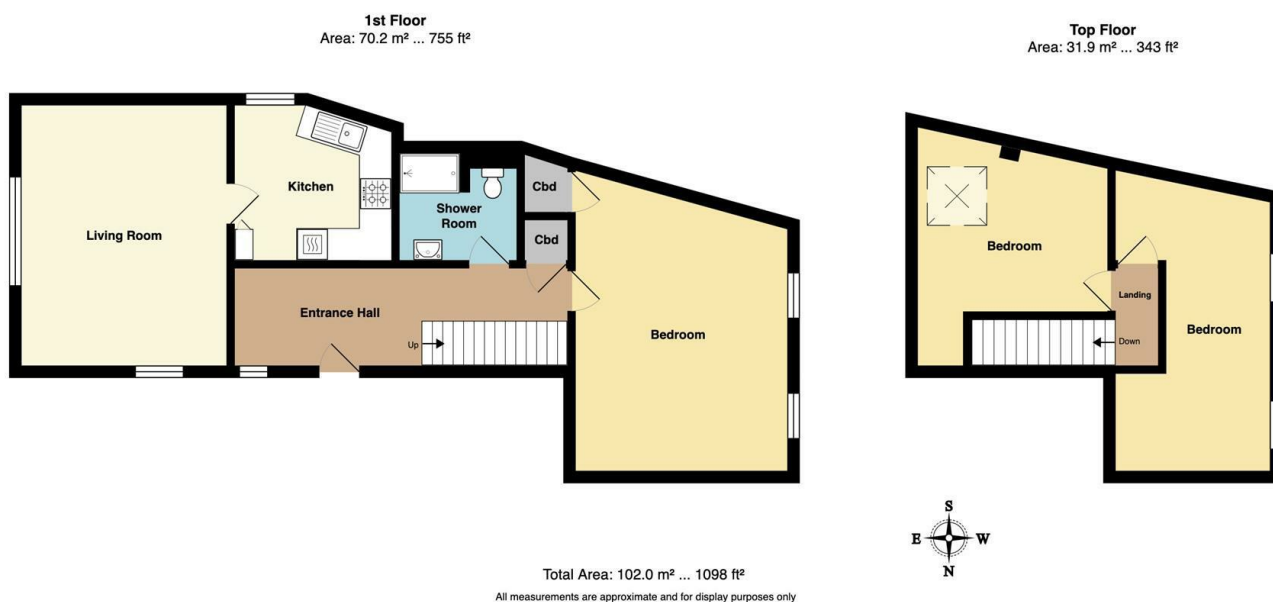
All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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## FLOORPLAN:



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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