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43 Carworgie Way, St. Columb TR9 6PS

£230,000

A DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME WITH A LARGE REAR GARDEN AND VERY WELL PRESENTED ACCOMMODATION LOCATED WITHIN A POPULAR MID-COUNTY VILLAGE. THIS IS A 'CORNISH UNIT' STYLE PROPERTY AVAILABLE TO CASH BUYERS ONLY.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- THREE BEDROOM 'CORNISH UNIT' STYLE HOUSE
- CASH BUYERS ONLY
- LARGE, ENCLOSED REAR GARDEN
- REAR STORE AND GREEN HOUSE
- POPULAR MID CORNWALL VILLAGE
- EASY ACCESS TO THE A30
- PRESENTED TO A GOOD STANDARD
- ELECTRIC HEATING
- EPC AND FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Welcome to 43 Carworgie Way—a generously sized family home set in the charming village of St Columb Road, in the heart of mid Cornwall. This welcoming community, conveniently positioned near Indian Queens and Fraddon, provides a variety of everyday essentials including a convenience store, Post Office, pubs, eateries, a doctor's surgery, and local primary schools. For more extensive shopping, Kingsley Village Retail Park is a short distance away and features a variety of major retailers such as Marks & Spencer, Boots, TK Maxx, Starbucks, Mountain Warehouse, and Next, along with a petrol station and a McDonald's. Ideally located for commuters and families alike, the village benefits from excellent transport links via the nearby A30 dual carriageway and lies within ten miles of key Cornish towns such as Truro, Newquay, St Austell, and Wadebridge.

This Cornish Unit style property is available to cash buyers only. It offers spacious, family friendly accommodation, is positioned on a generous plot with a large rear garden and a rear store.

Step into this inviting home through a welcoming entrance hallway, where stairs lead to the first floor and the layout flows into the main living areas. At the front of the property, the cosy lounge features a wood-burning stove and a large window that fills the space with natural light—perfect for relaxing evenings.

To the rear, a separate dining room enjoys views over the garden and leads directly into a functional kitchen area, which also offers garden access. Within the kitchen is a handy airing cupboard housing the water tank, providing additional storage.

Upstairs, the first floor hosts three well-proportioned bedrooms, along with a family bathroom that includes a full-sized bath with an electric shower over—ideal for busy households. From the main bedroom, you can enjoy open rural views and on a clear day, you'll see a glimpse of the sea!

The home benefits from a combination of night storage and electric panel heating, and is mostly double glazed throughout.

Externally, the property offers plenty of outdoor appeal. A neat, attractive front garden welcomes you home, while the rear boasts a generous, flat lawned garden—fully enclosed and well-established, perfect for families, gardening enthusiasts, or simply enjoying the outdoors. Additional features include a rear store, a greenhouse, and even an outdoor WC, offering great versatility and storage.

This characterful and spacious property is ideal for families, or anyone seeking a well-maintained, good value home with ample garden space in a peaceful yet accessible location.

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Hallway
3.43m x 1.96m (11'3 x 6'5)

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Lounge
4.45m x 3.05m (14'7 x 10'0)

.

Dining Room
4.45m x 2.92m (14'7 x 9'7)

.

Kitchen
2.97m x 1.91m (9'9 x 6'3)

.

Bedroom 1
3.43m x 3.25m (11'3 x 10'8)

.

Bedroom 2
3.56m x 2.90m (11'8 x 9'6)

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Bedroom 3
2.90m x 2.29m (9'6 x 7'6)

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Bathroom
1.93m x 1.70m (6'4 x 5'7)

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Rear Store
3.86m x 1.83m (12'8 x 6'0)

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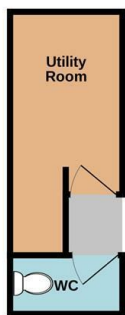
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FLOORPLAN:

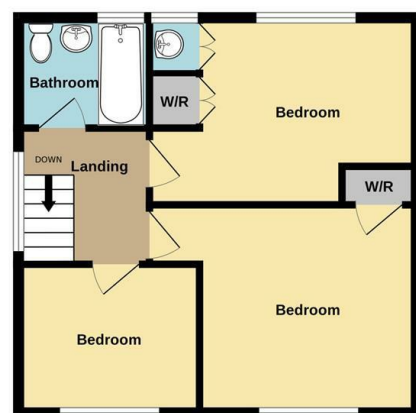
Outbuilding



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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

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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