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## 32 Bospolvan Road, St. Columb TR9 6SG

**£225,000**

A WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH A GARAGE AND A NEAT, LOW MAINTENANCE GARDEN IN A VERY POPULAR AND CONVENIENT RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF THE PRIMARY SCHOOL AND JUST SEVEN MILES FROM NEWQUAY.

**PROPERTY TYPE:** House - Mid Terrace

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

### FEATURES:

- THREE BEDROOM TERRACED FAMILY HOME
- POPULAR RESIDENTIAL ESTATE
- GARAGE AND COMMUNAL RESIDENTS PARKING
- NEAT, LOW MAINTENANCE GARDEN
- SHORT WALK TO ST COLUMB MAJOR PRIMARY SCHOOL
- CLOSE TO TOWN AMENITIES
- SUN ROOM
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- EPC AND FLOOR PLAN TO FOLLOW

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#### DESCRIPTION:

Tucked away in a quiet position away from passing traffic, this three-bedroom end-of-terrace home is an excellent opportunity for investors seeking a property with a sitting tenant.

St. Columb Major offers a wonderful range of everyday amenities, including a convenient Co-op, local butchers, cosy cafés, and traditional pubs. With a primary school and doctor's surgery close by, it's a great setting for families. For secondary education, pupils typically attend Newquay Treviglas or Tretherras schools. Just a short drive away is the ever-popular coastal town of Newquay, recently recognised as one of the UK's most desirable places to live. Famous for its golden beaches, renowned surf, and family-friendly rock pools, Newquay offers endless seaside adventures.

Even closer are the sought-after beaches of Watergate Bay and Mawgan Porth, perfect for embracing the coastal lifestyle.

Inside, you will find a neat entrance hallway with stairs to the first floor and a useful storage cupboard. To the left, you'll find the kitchen with a window to the front offering a modern range of grey units with space for a washing machine, fridge freezer and dish washer. There's also an electric oven and hob.

To the rear, the lounge is a great size with ample space for plenty of furniture and a door giving access to the sun room at the rear providing a useful additional reception room and access to the garden.

Upstairs, there are three bedrooms, two doubles and a single along with a very well presented family bathroom. Off from the landing, there's a cupboard housing the water tank. Access to the loft is also available from the first floor which is boarded and carpeted with some built in eaves storage.

The property benefits from uPVC double glazing and electric heating throughout.

Externally, the rear garden is neat and low maintenance enjoying plenty of afternoon and evening sunshine. There's a garage in a block and unrestricted parking on the streets around the property.

Spacious, comfortable, and low-maintenance, this property is a smart choice for families, first-time buyers, or anyone looking for a well-located home in a popular town.

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#### Hallway

4.78m x 0.91m (15'8 x 3'0)

#### Kitchen

2.97m x 2.67m (9'9 x 8'9)

#### Lounge

4.88m x 4.62m max (16'0" x 15'1" max)

#### Sun Room

4.45m x 2.26m (14'7 x 7'5)

#### Bedroom 1

3.68m x 2.74m (12'1 x 9'0)

#### Bedroom 2

3.40m x 2.74m (11'2 x 9'0)

#### Bedroom 3

2.21m x 2.13m (7'3 x 7'0)

#### Bathroom

1.98m x 1.75m (6'6 x 5'9)

#### Garage

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**FLOORPLAN:**



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.  
 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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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