

21 Clodan Mews, St. Columb Road, TR9 6TQ



END OF TERRACE 3 BEDROOM STONE FINISH PROPERTY IN ST COLUMB ROAD WITH PRIVATE REAR PARKING AND A CONSERVATORY AVAILABLE IMMEDIATELY WITH NO CHAIN AND VACANT POSSESSION

- 3 Bedroom house
- Conservatory
- Downstairs wc
- Close to shops and A30
- Gas Central Heating
- Requiring some modernisation
- VACANT POSSESSION
- Double Glazing
- Private parking spot in rear garden
- Central Cornwall location

Reduced To £215,000 Freehold

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band B

GAS SAFETY


Certificate dated 20/8/24 valid for One Year

EICRCertificate dated 9/5/25 valid for Five Years
(Satisfactory)**BROADBAND AND MOBILE COVERAGE****AVAILABILITY**

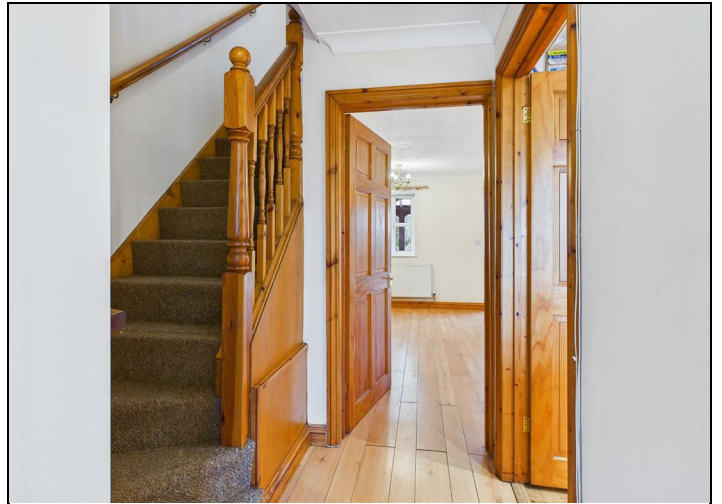
Fastest available download speed: up to 1000Mbps

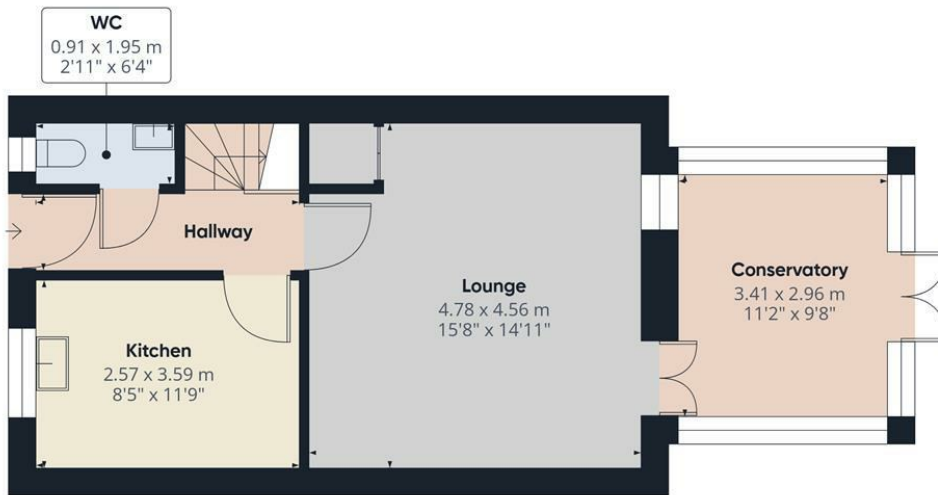
Mobile coverage: Limited

(Source:OFCOM)

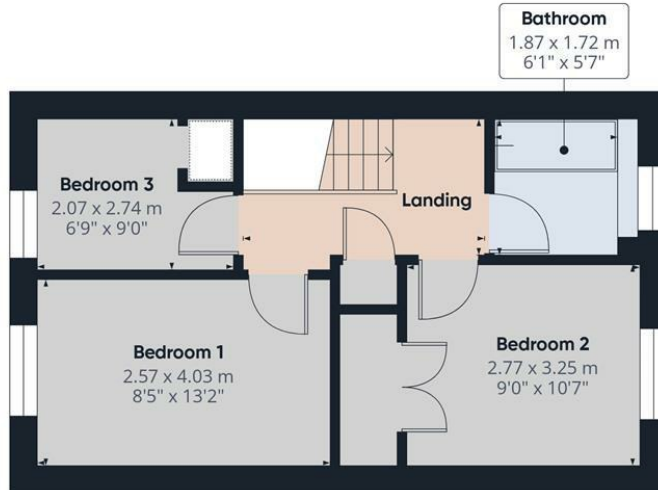
| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |







Floor 0



Floor 1



Approximate total area[®]
84.1 m²
905 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk