

2 Trevine Meadows, St. Columb, TR9 6NB



NO ONWARD CHAIN | ALLOCATED PARKING SPACES | 3 bedroom mid-terrace house in a popular Central Cornwall location with a low maintenance rear garden open plan lounge/diner and en-suite master bedroom.

- 2 doubles (1 En-Suite) and single bedroom on the first floor
- Available with no onward chain
- Nice low maintenance rear garden with 2 allocated parking spaces
- Gas central heating & uPVC double glazing
- Central Cornwall location just a couple of minutes' drive from the A30
- Great condition throughout

Price £250,000 Freehold

Located in a true central Cornwall location, the property offers a great opportunity to create a family home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

To the ground floor the entrance hall provides access to the WC, stairwell to the first floor and open plan lounge/diner. The lounge diner is a nice and bright room thanks to its front to back dual aspect receiving both the morning and evening sun. The lounge has a handy under stairs storage cupboard with the dining room having sliding doors providing access to the rear garden. The kitchen has a wide range of floor and wall mounted units under a granite effect worksurface. There is an integral fridge/freezer, oven and hob with recesses for both a washing machine and dishwasher.

To the first floor are 2 double bedrooms with the master having a private shower en-suite. The third room is a small single, but has the potential to add additional space from boxing over the stairs. It would make a great office or walk in wardrobe if the 3rd bedroom wasn't essential! The family bathroom is also located on the first floor and provides the property with a full length bath and a shower mixer off the taps.

Outside the property has been made as low maintenance as possible by the previous owners. A new fence has been installed to the owned boundaries with a rear gate providing access to the parking space.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

All Mains

DISCLAIMER

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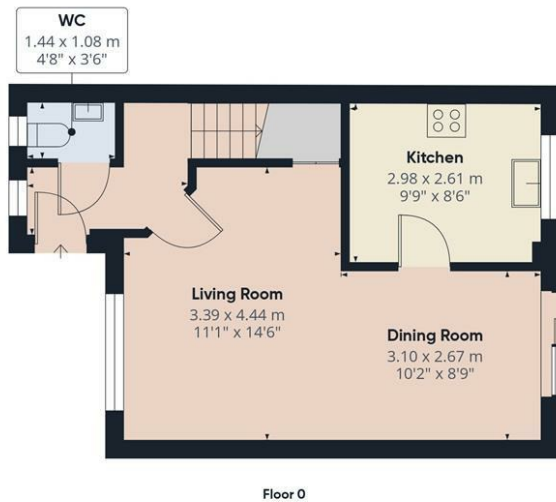
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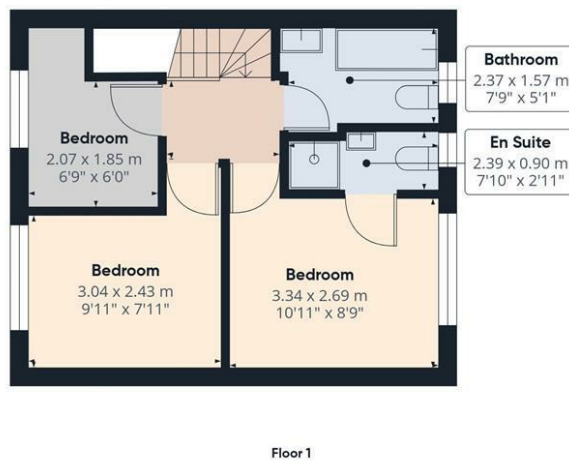




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area^m
68.3 m²
735 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.

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