Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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

88 Calshot Close, St Columb Minor, Cornwall TR7 3HL



VACANT POSSESSION | CONVENIENT FOR SCHOOLS | Mid terraced 3 bedroom house in St Columb Minor with an enclosed rear garden and some country views to the rear. Ideal first home or investment property.

- Separate lounge, kitchen and dining room
- Fully enclosed rear garden with block built store
- Country views to the rear
- Popular residential estate convenient for schools
- Vacant possession offered with no onward chain
- Great rental investment with a potential rent of £995pcm

Reduced To £220,000 Freehold

Calshot Close is a very popular residential area in the village of St Columb Minor, popular with families due to its proximity to local, well-regarded primary and secondary schools. As well as the village shops and amenities, the ever-growing Nansledan development with its host of independent shops and cafes is a mere 5 minute walk away. Newquay town centre and town beaches are also just a few minutes drive from the property.

From the front the property opens into the entrance hallway housing the staircase ascending to the first floor. To the front is the lounge with access into the dining room. The dining room has a door unit opening onto the rear garden and has a wide opening into the kitchen. The kitchen is generously proportioned with ample cupboards.

To the first floor are 2 large double bedrooms, both with integral cupboards, as well as a small single/cot room which was originally designed as a kit room when they were military houses. The first floor also has a bathroom and separate WC. There is a hallway cupboard which houses the gas central heating boiler.

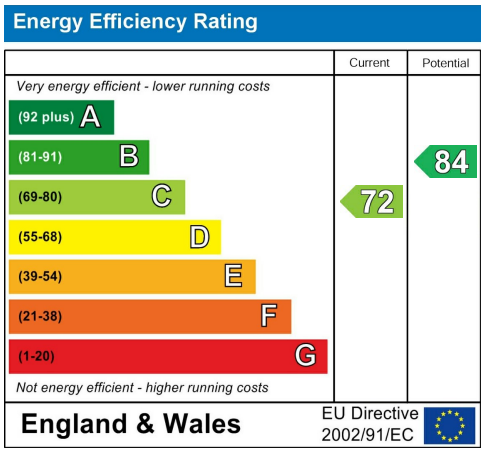
Outside the property has a block built storage cupboard to the rear which is very often used as a utility room. This leads onto the rear garden which is all laid to lawn with timber fencing around the perimeter. The property has an allocated parking space in the car park located at the front of the house.

COUNCIL TAX
Band A

TENURE
Freehold

SERVICES
All mains

ESTATE MANAGEMENT CHARGE
Each house on the estate contributes annually to a management company that maintains the common gardens and grounds on the estate. The most recent charge was £415.41 per annum.





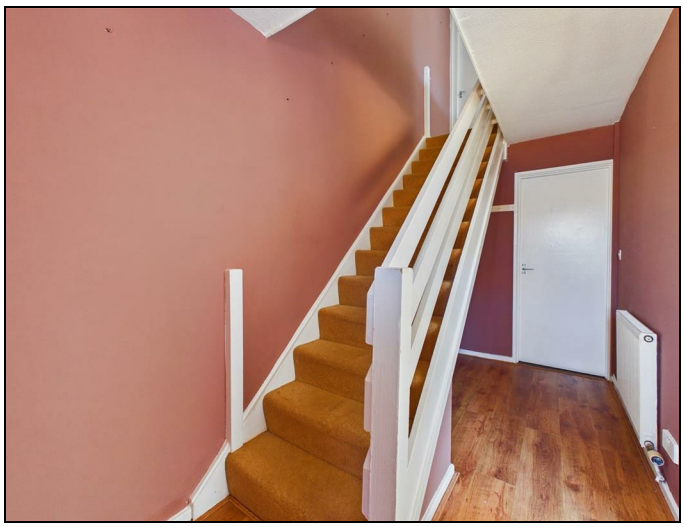
























Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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