

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

EICR

Certificate dated 9/5/25 valid for Five Years
(Satisfactory)

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

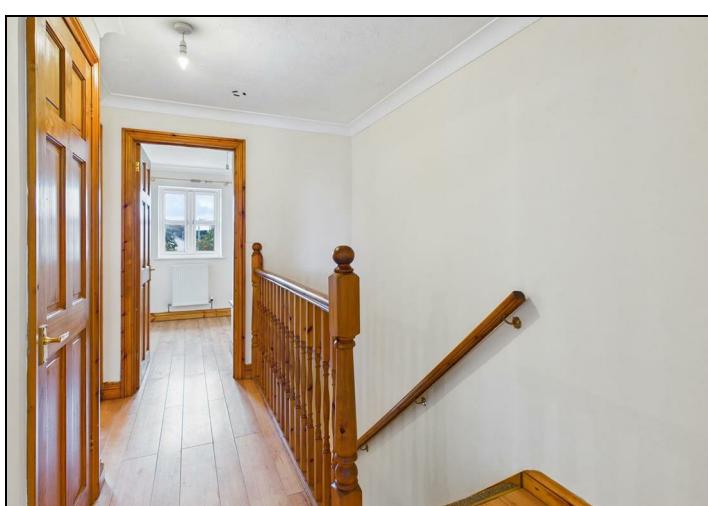
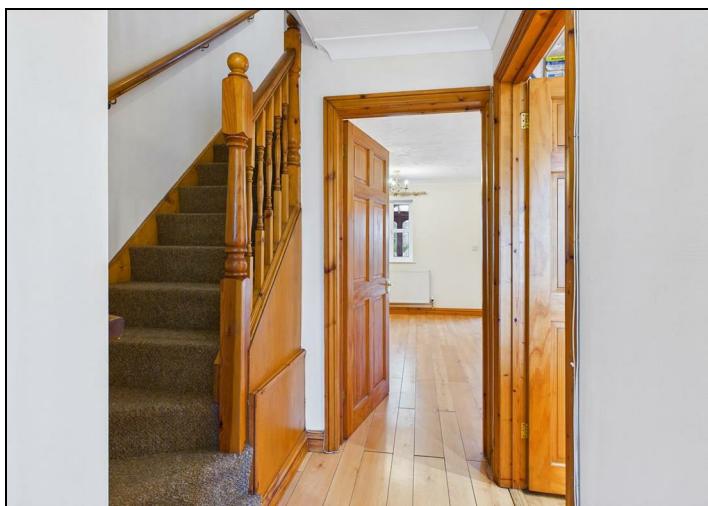
BROADBAND AND MOBILE COVERAGE**AVAILABILITY**

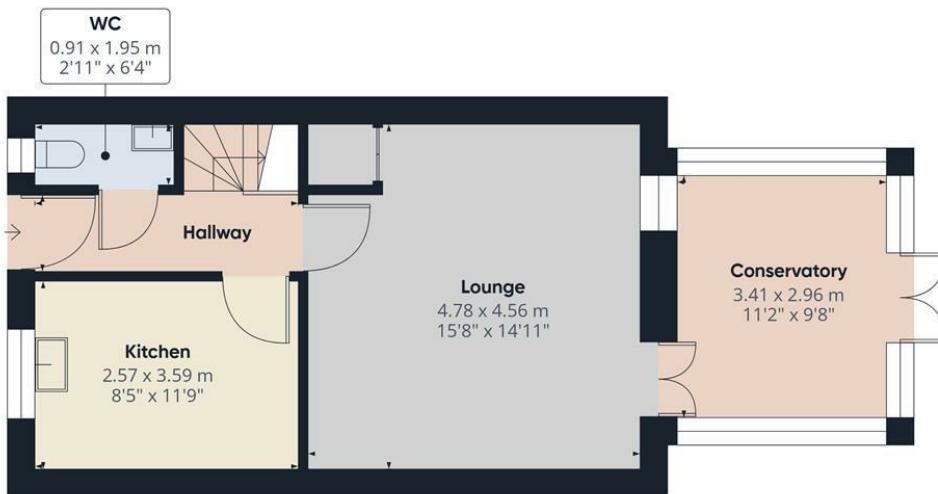
Fastest available download speed: up to 1000Mbs

Mobile coverage: Limited

(Source:OFCOM)



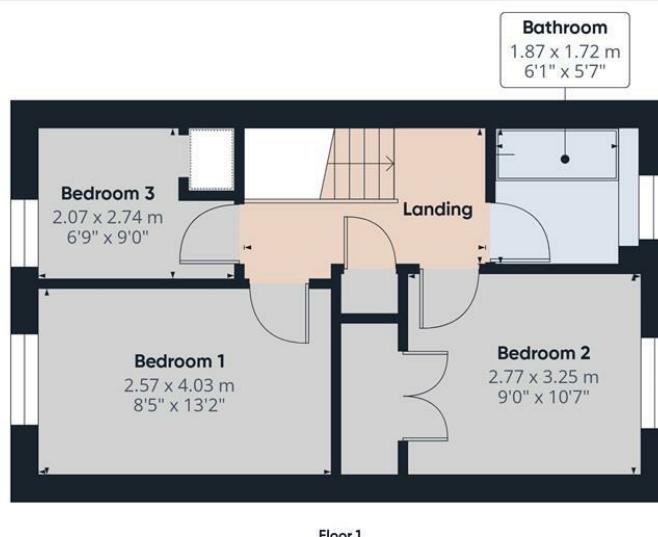




Approximate total area⁽¹⁾

84.1 m²

905 ft²



(1) Excluding balconies and terraces

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

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