

## 84 Calshot Close, St Columb Minor, Cornwall TR7 3HL



VACANT POSSESSION | CONVENIENT FOR SCHOOLS | Well-presented terraced 3 bedroom house in St Columb Minor with enclosed front and rear gardens. Very popular area with families making an ideal first home or investment property.

- Separate lounge, kitchen and dining room
- Popular estate convenient for schools
- Gas central heating and double glazing
- East facing rear garden
- Presented in good condition
- Proven rental income of £895 pcm

**Price £235,000**

Calshot Close is a very popular cul-de-sac in St Columb Minor located on the outskirts on Newquay Town. Thanks to the development of the Nansledan Estate, the property now has a range of local amenities on the doorstep and both primary and secondary schools within walking distance.

The current owners have made some changes to the original layout providing the main bedroom with an en-suite toilet and relocated the dividing wall between the 2 smaller bedrooms providing 2 doubles and single bedroom to the first floor.

Please note, the measurements are of the original layout and will be amended with an up to date floorplan as soon as possible. The photos used were taken pre the current tenancy, but are an accurate reflection of the current condition of the property.

#### **HALL**

13'7 x 5'9 (4.14m x 1.75m)

Staircase to first floor with recess under. Radiator.

#### **LOUNGE**

11'7 x 11'6 (3.53m x 3.51m)

Front aspect window. Radiator. Door to:

#### **DINING ROOM**

11'3 x 8'2 (3.43m x 2.49m)

#### **KITCHEN**

9'3 x 9'1 (2.82m x 2.77m)

#### **FIRST FLOOR LANDING**

12'4 x 6'1 (3.76m x 1.85m)

#### **BEDROOM 1 WITH WC**

12'4 x 8'10 (3.76m x 2.69m)

#### **BEDROOM**

11'3 x 8'8 (3.43m x 2.64m)

Front aspect WC.

#### **BEDROOM**

6'1 x 5' (1.85m x 1.52m)

#### **BATHROOM**

8'3 x 5'7 (2.51m x 1.70m)

Modern bathroom suite with shower over bath.

#### **OUTSIDE FRONT**

To the front of the property is a lawned front garden with path to front door, surrounded by low level fencing and pedestrian gate.

#### **OUTSIDE REAR**

To the rear of the property is a paved patio area with a lawned area and surrounding fencing. Outside concrete block shed.

#### **ESTATE CHARGES**

Each house on the estate contributes annually to a management company that maintain the common gardens and grounds on the estate. The most recent charge was £313.41 per annum.

#### **CONSTRUCTION**

The property is of Wimpey No-Fines construction.

#### **TENURE**

Freehold

#### **SERVICES**

All mains

#### **COUNCIL TAX**

Band A





