

4 Jenner Gardens, St. Columb, TR9 6SU



5 double bedroom family home in a tucked away residential cul-de-sac just a couple minutes walk from all the town amenities | Indoor Swimming Pool | Solar PV System

- 10m x 5m 4ft deep swimming pool
- Gas Central heating, uPVC double glazing and Solar Panels
- Double garage and parking for 3 vehicles
- EPC A
- 5 double bedrooms with accommodation over 3 floors
- Rear Sun room onto outside terrace
- Popular residential cul-de-sac
- Fully fitted modern kitchen/diner
- Terraced garden with raised decking and views
- 3000 Square Feet family home

Price £580,000 Freehold

Jenner Gardens is a modern development of executive houses in the popular market town of St Columb Major. Within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Drs Surgery. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

To the ground floor the property has a spacious entrance hall providing access to the main family area which is the large lounge with hidden pocket doors opening through to the kitchen diner. Ample room for all of the family the lounge has Oak wood flooring throughout with large Southerly facing windows and doors to the rear sunroom. The kitchen has enough floor and wall mounted cupboards to accommodate everything you would need including a large range of integral appliances. The large front aspect window provides stunning countryside views whilst you're doing the dishes. As well as a nicely sized convenience WC you can access the large double garage with pitched roof storage. The double garage houses the gas boiler, pressurised water cylinder & plant for the swimming pool as well as the solar Hybrid inverter, storage batteries and a car charger.

A stand out feature of the property is the internal swimming pool with the room providing an open 11m x 6m space interconnecting to the lounge through the rear sun room.

The first floor provides 3 of the double bedrooms and family bathroom. The master room having a large showered en-suite and walk in wardrobe with the family bathroom having a full length panel bath with a separate shower all surrounded by floor to ceiling travertine tiles.

The second floor offers another 2 double bedrooms cut into the eaves with additional closed eaves storage running down the side of the house.

To the rear, the property has a paved patio from the rear sunroom leading to a terraced sunny enclosed South facing garden. The real feature is the raised decking enjoying the evening sun and views towards the front. There is generous access around to the front where you will find a small fenced lawn and brick paved parking for 3 Vehicles.

SOLAR PANELS

There has been a large investment into a solar system which was installed in 2021 comprising of 19 x 380 watt JA solar panels, 5 KW hybrid inverter and 10.4kw of battery storage with an EV charger mounted in the garage. Generating 5497.27kWh in 2023 the system provides enough electric to run your typical home of this size.

MOBILE & BROADBAND COVERAGE

Superfast: up to 49 Mbs
Mobile Signal: Limited
(Source: OFCOM)

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX

Band E

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 94 | 94 |
| (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 |  |





