

**14 STATION ROAD
ST COLUMB MAJOR
CORNWALL**

A well appointed, new property with lounge, kitchen/dining room, three bedrooms, one en-suite, family bathroom, garden & parking. Close to all local amenities.



£169,950

REF: CCS00264

**UPVC DOUBLE GLAZED DOOR TO:- * ENTRANCE HALLWAY *
WC/CLOAKROOM * LOUNGE * KITCHEN/DINING ROOM * FIRST FLOOR *
LANDING * BEDROOM ONE * EN-SUITE SHOWER ROOM * BEDROOM TWO *
BEDROOM THREE * BATHROOM * OUTSIDE * GARDEN * EPC B ***

VIEWING: By appointment with Clarke's Sales & Lettings Ltd, St. Columb, Cornwall - 01637 881470

14 Station Road St Columb Major

14 Station Road offers an appealing opportunity to purchase a well planned property. The downstairs provides a lounge, a well appointed kitchen/dining room with french doors leading onto the rear patio, providing the ideal prospect for 'al fresco' dining. There is also a downstairs cloakroom and understair storage cupboard. On the first floor there are three bedrooms and a family bath/ shower room. The master bedroom benefits from a en-suite shower room. Arundell Parc is a development of approximately 80 houses of differing style and size and is situated on the outskirts of the former market town of St Columb Major. The town has a post office & shops catering for daily requirements and also has its own primary school, doctors, dentists, vet's practice, take aways & public houses. St Columb is ideally located for commuting to the larger centres of Newquay, Truro, Wadebridge and St Austell which are all within a 15 mile radius. It is a short drive to both The Eden Project & the north Cornish coast with it's famous white sandy beaches and world renowned surf. 4 miles away is Newquay Airport offering daily flights to national & international destinations.

The accommodation with approximate dimensions is as follows:-

UPVC DOUBLE GLAZED DOOR TO:-

ENTRANCE HALLWAY

Doors off to WC, lounge and kitchen/dining room, radiator, smoke alarm, fuse box, under stair storage cupboard, thermostat control, dog leg staircase leading to 1st floor landing

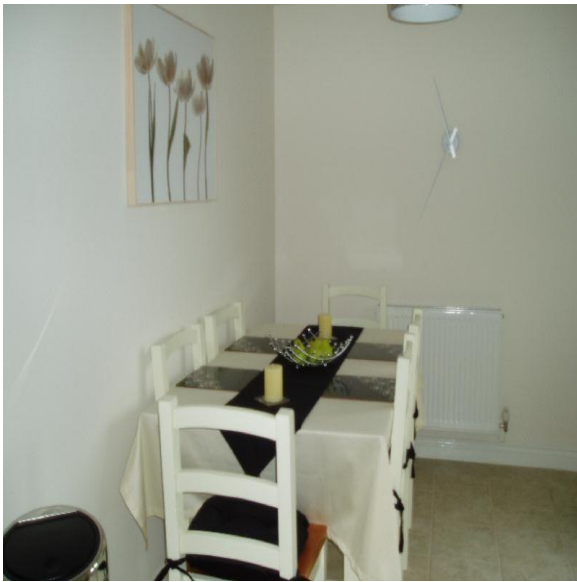


WC/CLOAKROOM

Obscure double glazed window to front aspect, white suite consisting of WC and pedestal wash hand basin, radiator

LOUNGE 13' 2" x 9' 9" (4.01m x 2.97m)

Double glazed window to front aspect, television point, telephone point, radiator.



KITCHEN/DINING ROOM 18' 5" x 7' 9" (5.61m x 2.36m)

Comprehensive range of cream fronted cupboards and drawers with work surfaces over. Tiled splashbacks. Single drainer sink unit with mixer tap and window above overlooking rear garden. Built-in Whirlpool cooker with gas hob and extractor fan above. Space for washing machine, dishwasher and fridge/freezer, cupboard housing concealed combination boiler supplying central heating and domestic hot water. Radiator. French doors to rear garden. Ceramic tiled flooring.

FIRST FLOOR

LANDING

All doors off, smoke alarm

BEDROOM ONE 11' 10" x 9' 6" (3.61m x 2.9m)

Double glazed window to rear aspect, radiator, television point, telephone point, door to:-



EN-SUITE SHOWER ROOM

Fully tiled shower unit with integrated shower, pedestal wash hand basin, WC, radiator, extractor fan.

BEDROOM TWO 10' 1" x 8' 9" (3.07m x 2.67m)

Radiator, double glazed window to rear aspect, television point, telephone point.

BEDROOM THREE 9' 6" x 6' (2.9m x 1.83m)

Radiator, double glazed window to front aspect. Loft access



BATHROOM

White suite comprising of bath with shower over, pedestal wash hand basin, WC. Fully tiled to bath, part tiled around WC.

OUTSIDE



GARDEN

Laid mainly to gravel for low maintenance, paved patio area and path to rear access enclosed by wooden fence. Parking space.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.