

# NEWQUAY PROPERTY CENTRE



A VERY MODERN, WELL DESIGNED THREE-BEDROOM FAMILY HOME FEATURING SUN-DRENCHED GARDENS AND DESIGNATED OFF STREET PARKING, SITUATED IN A HIGHLY SOUGHT-AFTER VILLAGE SETTING APPROXIMATELY SEVEN MILES FROM NEWQUAY.



14 Clodan Mews, St. Columb Road,  
TR9 6TQ

£230,000  
Freehold

our ref: CNN9937

01637 875161

# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: C
- Council tax band: B
- All mains services
- MODERN & WELL DECORATED
- UPVC DG & GAS CENTRAL HEATING
- ENCLOSED SUNNY GARDENS
- GROUND FLOOR WC
- ALLOCATED OFF STREET PARKING
- MODERN STYLE KITCHEN
- PATIO DOORS OFF THE LIVING ROOM
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS NEARBY



## OWNERSAYS...

“When the suns out, the garden gets red hot, it's lovely all day and an absolute sun trap.”



## CONSIDER THIS...

**WHAT WE LOVE:** With excellent local amenities nearby, a wonderful inclusive community spirit, a convenient central county location and excellent transport links, this home and its location is a great and a more affordable alternative to Newquay & Truro.

## MOREDETAIL...

**SUMMARY:** Nestled conveniently near local amenities, Clodan Mews distinguishes itself as a modern development comprising two and three-bedroom family residences, all crafted within the last two decades. No. 14 stands as an impeccably designed three-bedroom terraced house, offering thoughtfully balanced accommodation tailored to meet the demands of contemporary family life.

Upon entering the sheltered vestibule, a spacious hallway unfolds, featuring a staircase to the first floor and a conveniently placed ground floor WC. The front-facing kitchen showcases modern light wood-style units, incorporating an integrated oven, hob, extractor, and ample space for additional white goods. Progressing further, the rear-facing expansive lounge/diner, with patio doors opening to the garden, provides generous room for both living and dining furniture.

Ascending to the first floor, a notably roomy airing cupboard, loft access, and three bedrooms await—two doubles and a well-proportioned single. Adding a touch of luxury, a recently fully re-fitted contemporary white family bathroom suite features a shower over the bath.

To the rear, the property boasts a south-facing, enclosed, low-maintenance garden adorned with patio and deck areas, complete with convenient rear gated access. An allocated parking space further enhances the property's allure.

Meticulously maintained, the residence is adorned with modern stylings, uPVC double glazing, and gas-fired central heating throughout, making it an ideal choice as a family home, a buy-to-let investment, or a first-time purchase.

### ADDITIONAL INFO:

Utilities: All Mains Services

Broadband: Available. For type and speed please refer to Openreach's website  
Mobile phone: Good Service. For best network coverage please refer to Ofcom checker

Parking: Allocated off street x1

Heating and hot water: Gas central heating for both.

Accessibility: Level with ramp to front

Mining: Standard searches include a Mining Search.



## THELOCATION...

**LOCATION:** St Columb Road, nestled in the heart of Cornwall, is a popular and well-connected location that offers a charming village lifestyle with easy access to essential amenities and nearby towns. Situated between the neighbouring villages of Indian Queens and Fraddon, St Columb Road forms part of a vibrant community. The trio of villages boasts a range of daily conveniences, including, but not limited to a co-op, doctors' surgery, various takeaways, and a traditional village pub.

The three villages take pride in their strong community spirit, offering a range of facilities for residents. Indian Queens is home to a well-regarded primary school, ensuring an excellent education for young families. The village hall serves as a hub for social events and gatherings, while the local park provides a well-resourced recreational space for residents of all ages to enjoy.

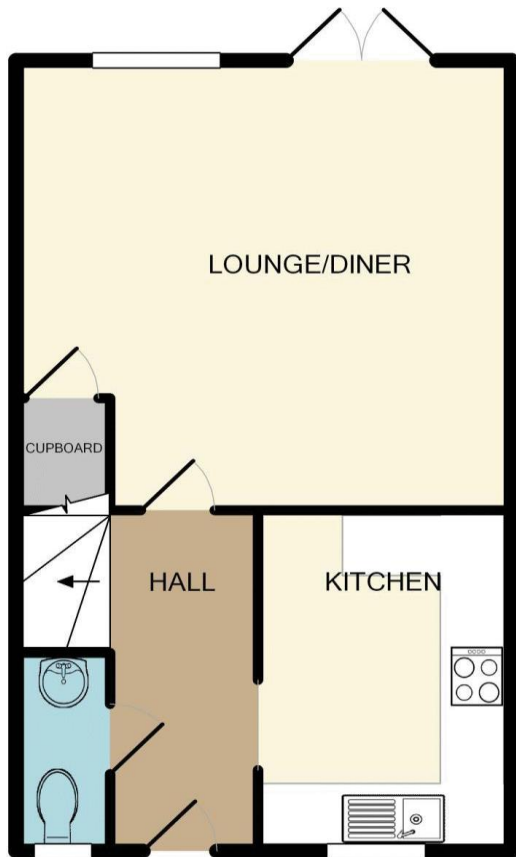
Adding to its appeal, Fraddon is home to Kingsley Village, a shopping destination that features a Marks & Spencer superstore along with other well-known national chain retailers. This offers residents a convenient shopping experience right on their doorstep. Additionally, St Columb Road's advantageous location makes commuting a breeze, with easy access to the A30 and A39. Within a short 30-minute drive, residents can reach several major Cornish towns, while the bustling coastal town of Newquay is only 7 miles away (approximately), providing even more recreational opportunities and beautiful beaches.

St Columb Road truly offers the best of both worlds – a peaceful village lifestyle with excellent connectivity and access to a wide range of amenities.

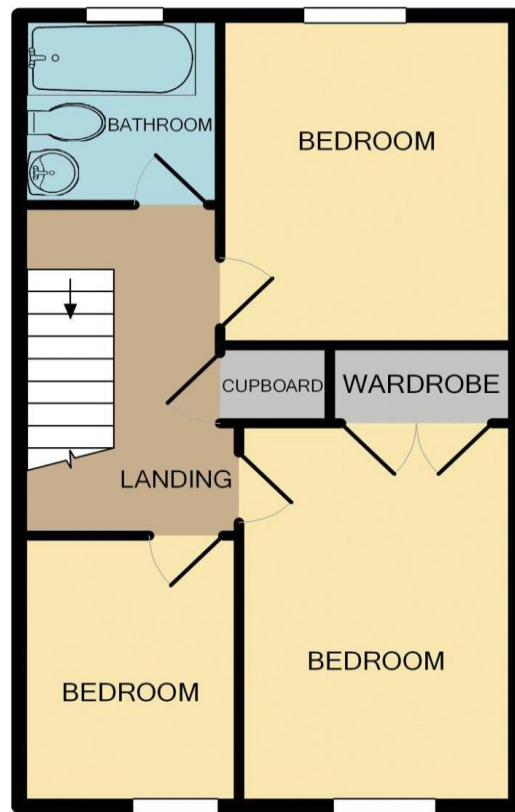
**WHAT3WORDS:** snowboard.fails.sounding



# THE FLOORPLAN...



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## THE DIMENSIONS...

**Hall**  
11' 3" x 3' 10" (3.43m x 1.17m)

**Ground Floor WC**  
6' 5" x 2' 9" (1.95m x 0.84m)

**Kitchen**  
11' 3" x 7' 10" (3.43m x 2.39m)

**Lounge/Diner**  
15' 2" x 14' 8" (4.62m x 4.47m)

**First Floor Landing**  
10' 9" x 5' 9" (3.27m x 1.75m) inc stairwell

**Bedroom 1**  
12' 5" x 8' 7" (3.78m x 2.61m) plus fitted wardrobes

**Bedroom 2**  
10' 10" x 9' 0" (3.30m x 2.74m)

**Bedroom 3**  
8' 0" x 6' 4" (2.44m x 1.93m)

**Family Bathroom**  
6' 0" x 5' 8" (1.83m x 1.73m)

## MORE INFO...

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email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

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