



10 West Street, St. Columb, Cornwall, TR9 6AG

A TWO BEDROOM PERIOD COTTAGE IN THE HEART OF THE HISTORIC MID COUNTY MARKET TOWN OF ST COLUMB MAJOR. IN NEED OF TOTAL RENOVATION THROUGHOUT. EXCITING PROSPECT FOR ALL TYPES OF INVESTORS AND ANY BUYER SEEKING AN AFFORDABLE FREEHOLD HOME. NO CHAIN.

£95,000
Freehold

our ref: CNN10070

KEY FEATURES



2

- 2 BEDROOM PERIOD COTTAGE
- REQUIRING TOTAL RENOVATION



1

- EXCITING INVESTMENT OPPORTUNITY
- SELL ON OR LET OUT
- GREAT FIRST STEP ONTO THE HOUSING LADDER



1

- COURTYARD & DRIVEWAY
- IN THE HEART OF ST COLUMB MAJOR

Energy rating (EPC) **G**

Council tax band: **A**

- CLOSE TO HIGH STREET AMENITIES
- APPROXIMATELY 7 MILES FROM NEWQUAY
- NO ONGOING CHAIN

SUMMARY

Nestled in the heart of the historic mid county market town of St Columb Major, number 10 West Street presents a rare opportunity. This 2-bedroom period cottage, while requiring total renovation, boasts a prime location close to high street amenities and just a short drive from popular coastal towns like Newquay.

The cottage features a small courtyard garden and driveway parking, offering potential for various investment avenues. Whether you're an investor looking to sell or let out, a first-time buyer seeking a renovation project, or envisioning a charming holiday home, this property holds promise.

The ground floor comprises a cosy living room with a fireplace and a rear kitchen leading to a useful utility room with garden access. Upstairs, two bedrooms and a bathroom await renovation, awaiting your personal touch to transform this space into a delightful retreat.



AGENTS NOTE: Owing to the condition of these properties any buyer seeking mortgage finance will be required to obtain a physical mortgage offer (not an AIP) in advance of securing the property. Buyers wishing to residentially let these homes out will need to make energy efficiency improvements before any tenancy can commence.

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ADDITIONAL INFO

Utilities: TBC

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Narrow driveway, may offer potential to park small cars but this space is subject to a right of way from the rear neighbouring property, which must not be obstructed.

Heating and hot water: No heating, hot water via Electric.

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Lounge

11' 1" x 10' 6" (3.38m x 3.20m)

Kitchen/Diner

11' 11" x 10' 5" (3.63m x 3.17m)

Utility

7' 3" x 5' 0" (2.21m x 1.52m)

First Floor Landing

Bedroom 1

11' 2" x 7' 5" (3.40m x 2.26m) Max measurements

Bedroom 2

10' 9" x 9' 1" (3.27m x 2.77m)

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)



LIKE TO KNOW MORE?

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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