



12 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: CNN10072

KEY FEATURES



2

- 2 BEDROOM PERIOD COTTAGE
- REQUIRING TOTAL RENOVATION



2

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



1

- 2 RECEPTION ROOMS
- IN THE HEART OF ST COLUMB MAJOR

Energy rating (EPC) **G**

Council tax band: **B**

- 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 12 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.

Step into the renovation journey with number 12 West Street, a 2-bedroom period cottage awaiting a transformation in St Columb Major. This property offers two reception rooms, with a dining room adjacent to the kitchen and a living room beyond, providing ample space for customisation.

On the first floor, two bedrooms and a fitted shower suite beckon renovation efforts. The real allure lies in the potential to reimagine this cottage into a cosy haven tailored to your taste. Bring your vision to life and seize this opportunity to create a charming retreat in this historic market town.



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: No Parking

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

Accessibility: Level Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Kitchen

13' 3" x 5' 5" (4.04m x 1.65m)

Dining area

12' 11" x 11' 5" (3.93m x 3.48m)

Lounge

13' 1" x 11' 5" (3.98m x 3.48m)

First Floor Landing

Bedroom 1

13' 2" x 11' 3" (4.01m x 3.43m)

Bedroom 2

11' 10" x 9' 11" (3.60m x 3.02m)

Shower Room

9' 10" x 5' 2" (2.99m x 1.57m)



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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