



NEWQUAY
PROPERTY
CENTRE



10 & 12, West Street, St. Columb, Cornwall, TR9 6AG

A PAIR OF TWO BEDROOM PERIOD COTTAGES SITUATED IN THE HEART OF THE HISTORIC MID COUNTY MARKET TOWN OF ST COLUMB MAJOR. IN NEED OF TOTAL RENOVATION THROUGHOUT, EXCELLENT INVESTMENT OPPORTUNITY TO SELL ON OR LET OUT. TUCKED AWAY YET CLOSE TO AMENITIES. NO CHAIN.

£180,000
Freehold

our ref: CNN10064

KEY FEATURES



2

- PAIR OF 2 BEDROOM COTTAGES
- REQUIRING TOTAL RENOVATION



1

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



1

- COURTYARD (No 10 ONLY) 2 RECEPTION ROOMS (No12 ONLY)

Energy rating (EPC) **G**

Council tax band:
(No 10 – A) (No 12 – B)

- IN THE HEART OF ST COLUMB MAJOR
- CLOSE TO HIGH STREET AMENITIES
- APPROXIMATELY 7 MILES FROM NEWQUAY
- NO ONGOING CHAIN

SUMMARY

A unique opportunity awaits with numbers 10 and 12 West Street in the heart of St Columb Major. These 2-bedroom period cottages, both in need of total renovation, are offered together, presenting a compelling investment prospect.

Situated close to high street amenities and just a short drive from coastal highlights like Newquay, these properties hold immense potential for savvy investors, first-time buyers, or those seeking a renovation project.

With a blend of cosy living spaces, dining areas, bedrooms, and shower suites across both cottages, there's ample room for creative renovation. Whether you're dreaming of a profitable resale, a rental venture, or envisioning your own holiday retreat, this pair of cottages offers endless possibilities for customization and future enjoyment.



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: Number 10: 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. Number 12: No Parking.

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

Accessibility: Level

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Number 10- Lounge

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

Number 10- Kitchen/Diner

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

Number 10- Utility

7' 3" x 5' 6" (2.21m x 1.68m)

First Floor Landing

Number 10 Bedroom 1

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

Number 10 Bedroom 2

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

Number 10 Bathroom

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

Number 12 Kitchen

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

Number 12 Dining Room

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

Number 12 Lounge

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

First Floor Landing

Number 12 Bedroom 1

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

Number 12 Bedroom 2

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

Number 12 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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