



NEWQUAY
PROPERTY
CENTRE



Khandala, St. Francis Road, St. Columb Road, St. Columb, Cornwall, TR9 6QF

A SPACIOUS FULLY DETACHED FAMILY HOME IN THE HEART OF THIS MID COUTY VILLAGE IN AN IMMACUALTE MODERNISED CONDITION BOASTING 4 DOUBLE BEDROOMS, 2 SUPER RECEPTION ROOMS, NEWLY FITTED KITCHEN, ENCLOSED SUNNY GARDEN WITH LOTS OF PARKING & PLENTY OF AMENITIES NEARBY.

£425,000
Freehold

our ref: CNN10130

KEY FEATURES



4

- REFURBISHED THROUGHOUT
- RE WIRE 2023
- OWNED SOLAR PANELS
- AIR SOURCE HEATING
- TWO RECEPTIONS ROOMS
- FOUR DOUBLE BEDROOMS
- PARKING & GARAGE
- ENCLOSED SUNNY GARDEN
- FULLY DETACHED
- UTILITY ROOM



2



2

Energy rating (EPC) **F**

Council tax band: **C**

SUMMARY

St. Columb Road is a popular mid county village within the wider catchment of Newquay, which is approximately 7 miles away. Neighbouring the village of St. Columb Road are the villages of Indian Queens and Fraddon, the three villages create one larger community with a broad range of daily amenities which includes well equipped local parks, popular primary schools and various daily amenities including the recently opened Marks & Spencer's superstore at Kingsley Village.

Within easy access from the villages there is excellent transport links by way of the A30 dual carriageway providing excellent commuting links in and out of the county. Newquay Airport is within a few miles and within a half an hour car journey there are several major towns including the cathedral city of Truro, St. Austell, Wadebridge, Padstow and of course Newquay.

Newquay's popularity has boomed in recent years, famed for its sandy coastline and surfing beaches, it is within easy access from these three villages which have also grown in popularity.

This incredible, fully detached house is situated on a great size plot with excellent parking, presented to a very high standard after being lovingly refurbished by the current owners and now features four proper double bedrooms, two reception rooms and many modern comforts such as a full re wire throughout and the addition of air source heating all now



complimented with owned solar panels to provide a modern and innovative system to a characterful period family home.

Situated in a fantastic central village location, almost directly opposite from the local co-op convenience store and within a short walk to the local park and primary school.

The principal accommodation consists of a useful porch leading into the main hallway. Within the hallway there are stairs to the first floor and access throughout the ground floor as is typical of traditional double fronted houses from this era, the property has two front facing bay windowed reception rooms, one a near 19ft living room and the other a fantastic family dining room/second lounge flooded with light and oozing with modern touches and character.

Positioned to the rear is the newly fitted kitchen/breakfast room with a range of wall and base units with a shaker style finish, free standing oven and plenty of space for further white goods. This Kitchen has been recently installed by the owners and is now a real hub of the home. Usefully the property has two utility spaces, one with full plumbing connected and the other providing great storage with rear access. The secondary utility also provides access to the integral garage and a ground floor WC. The integral garage has mains power within, it is currently subdivided into 2 separate storage areas, however, with minimal non-structural alterations to remove the partition wall, this space could be opened back up into one again.

A spacious first floor landing makes way to four great sized double bedrooms, all of which have ample room for a range of bedroom furniture and are complicated with upvc sash windows and high ceilings. The main family bathroom has a modern white three-piece suite with shower over the bath and fully tiled walls.

Throughout the property there is UPVC double glazing, all of the front facing windows were replaced for new in September 2022.

Externally at the front there is gated access to an in and out tarmac driveway providing plenty of off-street parking. The property is fully detached so there is access all the way around and the main gardens are positioned predominantly to one side, laid to a fantastic sized level lawn, safe and enclosed for children to safely play and enjoying plenty of day, afternoon, and early evening sunshine.

FIND ME USING WHAT3WORDS: handfuls.even.exchanges



ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Driveway

Heating and hot water: Air Source Heating for both

Accessibility: Level. Stepped Entrance

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Porch

11' 3" x 8' 0" (3.43m x 2.44m)

Hall

19' 9" x 5' 6" (6.02m x 1.68m)

Living Room

18' 11" x 11' 3" (5.76m x 3.43m)

Dining Room

13' 2" x 10' 6" (4.01m x 3.20m)

Utility 1

9' 3" x 5' 3" (2.82m x 1.60m)

Kitchen/Breakfast Room

17' 4" x 10' 8" (5.28m x 3.25m)

Rear Porch

4' 2" x 3' 6" (1.27m x 1.07m)

Utility 2

9' 3" x 8' 1" (2.82m x 2.46m)

Garage Area 1

10' 4" x 8' 1" (3.15m x 2.46m)

Garage Area 2

12' 3" x 10' 7" (3.73m x 3.22m)

First Floor Landing

21' 2" x 5' 7" (6.45m x 1.70m)

Bedroom 1

15' 1" x 9' 1" (4.59m x 2.77m)

Bedroom 2

11' 1" x 10' 11" (3.38m x 3.32m)

Bedroom 3

11' 3" x 10' 9" (3.43m x 3.27m)

Bedroom 4

11' 4" x 9' 8" (3.45m x 2.94m)

Family Bathroom



1ST FLOOR



LIKE TO KNOW MORE?

☎ 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).