



19 Meadow Rise, St. Columb, Cornwall, TR9 6BL

A LOVELY TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW IN THE POPULAR MID COUNTY TOWN OF ST COLUMB MAJOR. IDEAL FOR RETIREES, FIRST TIME BUYERS OR SMALL FAMILIES WITH CONSERVATORY, LONG DRIVEWAY AND ENCLOSED GARDENS.

£225,000
Freehold

our ref: CNN9956

KEY FEATURES



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- MODERN SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- UPGRADED KITCHEN WITH APPLIANCES
- LONG DRIVEWAY, PARKING FOR THREE
- ENCLOSED LOW MAINTENANCE GARDENS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- POPULAR MID COUNTY LOCATION
- GREAT RANGE OF NEARBY DAILY AMENITIES
- VIEWING RECOMMENDED



2



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Energy rating (EPC) Awaiting report

Council tax band: **C**

SUMMARY

Welcome to 19 Meadow Rise, a charming semi-detached bungalow nestled in the historic market town of St Columb Major, strategically positioned in the heart of Cornwall. This idyllic location offers residents the perfect blend of tranquillity and accessibility, with convenient proximity to nearby transport links and surrounded by some of Cornwall's most popular towns.

St Columb Major boasts a rich heritage, and its main high street is adorned with a variety of daily amenities, including a co-op, butchers, various takeaways, several pubs, a dentist, doctors, and a popular primary school. The town is complemented by its nearest neighbour, the thriving coastal town of Newquay, a mere seven miles away, offering a vibrant coastal lifestyle.

Meadow Rise is situated just on the edge of the town, providing a short and pleasant walk to the main high street. This popular suburban area appeals to a wide range of buyers seeking the



perfect balance between town conveniences and suburban tranquillity.

Number 19 Meadow Rise welcomes you with a well-presented facade featuring a low-maintenance garden and a long driveway extending to the side, providing ample off-street parking for up to three cars. The front entrance leads to a small porch, which in turn opens into the main reception room—a spacious lounge/diner with a separate kitchen.

The kitchen is fitted with upgraded modern cream units and oak-effect work surfaces, featuring integrated appliances such as an oven, hob, extractor, microwave, and under-counter fridge. The home is equipped with gas central heating and hot water, thanks to a wall-mounted modern combi-style boiler, complemented by UPVC double glazing throughout.

A small inner hallway branches off from the living room, leading to two double bedrooms. One of the bedrooms opens into a rear-facing conservatory, offering a relaxing second reception space with panoramic views of the well-maintained

gardens. The property also features a fully fitted bathroom suite with a shower over the bath.

The rear gardens mirror the low-maintenance theme of the front, featuring a blend of chippings, patio, and deck areas, all beautifully enclosed and private. Discover the comfort and convenience of living at 19 Meadow Rise, where a peaceful suburban setting meets the charm of a historic market town.

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ADDITIONAL INFO

Utilities: All mains services

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

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

Parking: Driveway parking for 3 vehicles

Heating and hot water: Gas central heating

Accessibility: Level plot with step to front door

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Porch

6' 5" x 2' 11" (1.95m x 0.89m)

Lounge/Diner

16' 9" x 10' 6" (5.10m x 3.20m)

Kitchen

10' 0" x 6' 9" (3.05m x 2.06m)

Inner Hallway

Bedroom One

12' 10" x 8' 11" (3.91m x 2.72m)

Bedroom Two

9' 11" x 8' 5" (3.02m x 2.56m)

Family Bathroom

6' 5" x 5' 6" (1.95m x 1.68m)

Conservatory

11' 6" x 10' 0" (3.50m x 3.05m)

GROUND FLOOR



LIKE TO KNOW MORE?

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