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**St Columb Minor,
Newquay**

**£285,000
Freehold**





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Newquay
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Property Introduction

An opportunity to purchase this semi-detached family home located within the popular residential area of 'Rialton Heights'.

Being situated on the outskirts of the well renowned surfing town of Newquay in the village of St Columb Minor, it is close to the local primary and secondary schools as well as other facilities being close by. Being steeped in its medieval history, it is the gateway to some of the popular tourist destinations with many beaches and beautiful clifftop walks on the doorstep to explore and enjoy.

This particular property tucked away within the development enjoys a pleasant, distant rural outlook towards the rolling countryside. Internally, the accommodation benefits from uPVC double glazed windows complemented by an electric heating system. An entrance hallway gives access to a lounge/diner with sliding patio doors leading into the garden, fitted kitchen, cloakroom, three first floor bedrooms and a shower room.

Externally, to the rear is an enclosed garden with a patio, lawn and a range of mature shrubs.

Location

Newquay remains one of the most popular Cornish towns for visiting and enjoying a recreational break away with its many shops and amenities.

There are a number of attractions, such as Newquay Zoo, Blue Reef Aquarium and beaches at Towan, Fistral and Lusty Glaze.

The cathedral city of Truro lies approximately twelve miles distant being the main centre in Cornwall for business and commerce and is also home to the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE HALLWAY

uPVC double glazed window. Staircase to first floor and night storage heater. Door to:-

CLOAKROOM

uPVC double glazed window. Wash hand basin with tiled splashback.

KITCHEN 17' 2" x 7' 5" (5.23m x 2.26m) maximum measurements into recess

uPVC double glazed windows and uPVC double glazed door to the outside. Stainless steel single drainer sink unit, range of base and wall-mounted storage cupboards and drawers, range of working surfaces, plumbing for automatic washing machine and recess for fridge and freezer.

LOUNGE/DINER 19' 1" x 11' 2" (5.81m x 3.40m)

uPVC double glazed sliding patio doors giving access to the garden and uPVC double glazed window. Wall-mounted electric fire and night storage heater.

Returning to hallway, stairs to:-

HALF LANDING

uPVC double glazed window. Door to:-

FIRST FLOOR LANDING

uPVC double glazed window to the front. Built-in louvre door storage cupboard plus additional airing cupboard with factory lagged hot water cylinder.

BEDROOM ONE 11' 5" x 10' 5" (3.48m x 3.17m)

Featuring a dual-aspect with uPVC double glazed windows to the rear and side.

BEDROOM TWO 11' 5" x 6' 6" (3.48m x 1.98m)

uPVC double glazed window to the rear.

BEDROOM THREE 11' 5" x 9' 9" (3.48m x 2.97m)

Featuring a dual-aspect with a uPVC double glazed window to the rear and side.

SHOWER ROOM

uPVC double glazed window to the front. Concealed cistern WC, wash hand basin, shower cubicle and tiling to walls.

OUTSIDE FRONT

Immediately to the front of the property is a covered entrance along with a useful storage shed.

REAR

The rear garden, being enclosed has a paved patio with access to a lawn and a variety of shrubs and trees with side access leading to the front via a timber gate.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

Proceeding on the A3059, Rialton Road, continue turning left opposite Rialton Priory. Continuing on Priory Road, take the second turning on the left-hand side leading into Rialton Heights. The properties are numbered accordingly with Number 67, access on foot from the second cul-de-sac on the left-hand side. If using What3words: crabmeat.senses.nearly

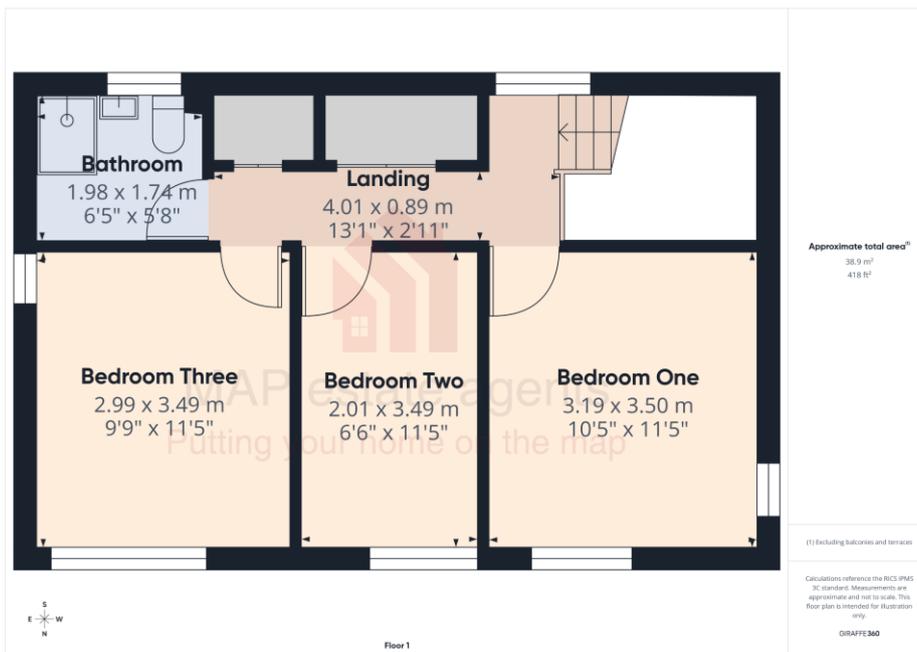
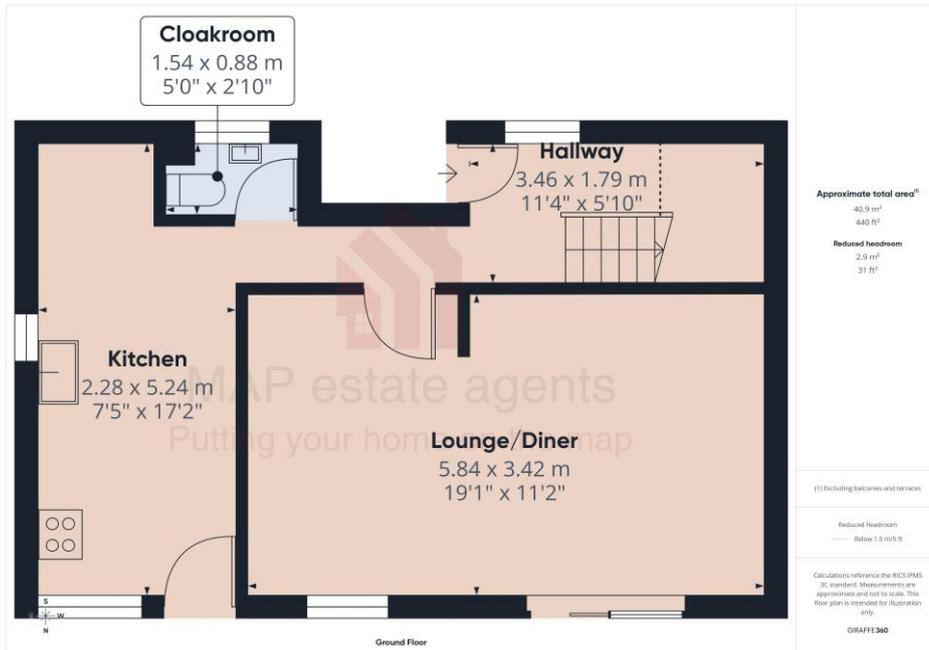


Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Modern semi-detached family home
- Three bedrooms
- 19' Lounge/diner with sliding patio doors
- 17' Fitted kitchen
- Ground floor cloakroom
- First floor shower room
- uPVC double glazed windows, electric heating system
- Enclosed rear garden
- Ideal location for gateway to the north coast
- Enjoying distant countryside views



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