

38 Carloggas Grove, St. Columb, TR9 6RD



GREAT STARTER HOME | LOVELY MATURE GARDEN | 2 double bedroom home on the outskirts of St Columb Major with 2 off road parking spaces, sunny enclosed low maintenance rear garden and in immaculate presentation throughout.

- Gas central heating and uPVC double glazing
- 2 off road parking spaces with ample on street parking in the area
- 2 large double bedrooms to the first floor
- First floor family bathroom and downstairs WC with large storage cupboard
- Patio door onto a lovely low maintenance rear patio and garden
- Great first time buy or buy-to-let property

Price £235,000 Freehold

Carloggas Grove is located on the outskirts of the popular market town of St Columb Major. Within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Drs Surgery. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

The property is a traditional '2 up 2 down' house with a generous entrance hall providing access to the lounge and kitchen diner which both run front to back. The kitchen has a good range of floor and wall mounted cupboards under a rolled edge worktop with recesses for dishwasher, washing machine and American style fridge freezer. There is also ample room for a 6 seater dining table. The lounge to the other side has an integral cupboard and a patio door unit onto the rear patio extending to the rear garden. There is also a downstairs WC with large understairs storage cupboard.

To the first floor are 2 generous double bedrooms with ample room for wardrobe storage as well as the airing cupboard and family bathroom. The bathroom has a full length bath with shower over, pedestal basin and low level WC with tiling around all 'wet' areas of the suite.

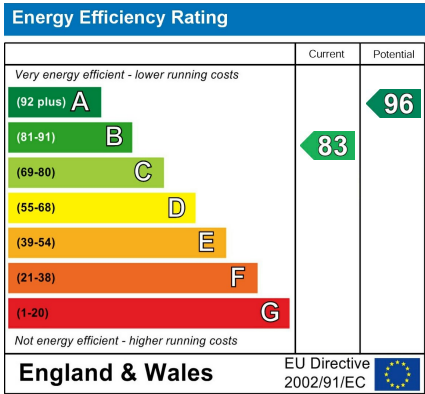
Outside the property has 2 off street parking spaces to the front with a gateway leading to the rear garden. The vendors have made this very low maintenance with a paved and stoned area leading to the storage shed and patio area with Astro turf falling to a decked seating area. Given the property is only 9 years old, it has some well established planting to the borders and is equipped with a outside rear tap.

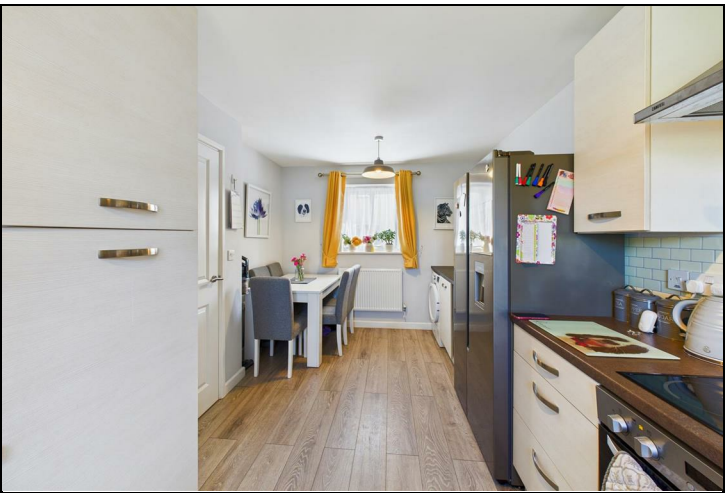
TENURE
Freehold

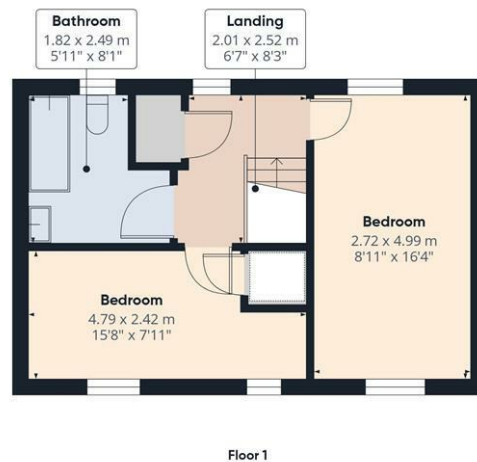
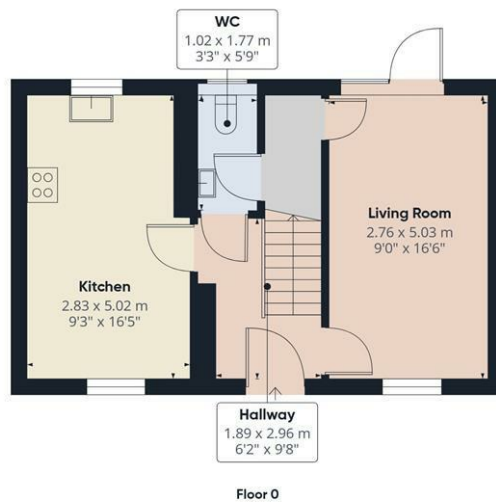
COUNCIL TAX
Band C

SERVICES
All Mains

BROADBAND & MOBILE COVERAGE AVAILABILITY
Fastest available download speed: Superfast up to 1800Mbs
Mobile coverage: Limited
(Source: OFCOM)







Approximate total area⁽¹⁾
71.8 m²
773 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk