

Meadow View Bridge Hill, Old Rectory Drive, St. Columb, Cornwall TR9 6BY



STUNNING CONDITION THROUGHOUT | LARGE DRIVEWAY AND GARAGE | Stunning 2 bedroom semi-detached bungalow in a very popular private lane on Bridge Hill just outside of St Columb Major. The property has been refurbished throughout and offers open plan living with a very private rear patio garden.

- Beautiful tree lined surroundings
- Central Cornwall location within 10 minutes drive to major towns and beaches
- Wood Burner, double glazing and electric heating
- Short walk to village amenities
- Driveway parking for 3/4 vehicles and integral garage
- Offered with vacant possession and no onward chain

Price £275,000 Freehold

Bridge Hill is a popular no through road on the outskirts of St Columb Major within 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 and pubs. The Village 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.

From the front drive the property is entered through a small entrance porch providing storage for shoes and coats. A further door provides access to the lounge. The Lounge as well as the rest of the property has been fully skimmed with new spotlight lighting. The lounge has been fitted with a new wood burning stove and has a large front aspect window. This opens through to the kitchen. The kitchen has a range of floor and wall mounted white gloss kitchen units with a metro splashback surround and window onto the rear garden. This provides access to the dining room leading to the Sunroom and rear garden. The integrated garage is also accessed through the dining room.

The lounge also provides access to the 2 bedrooms and the shower room which has been made into a fully tiled wet room.

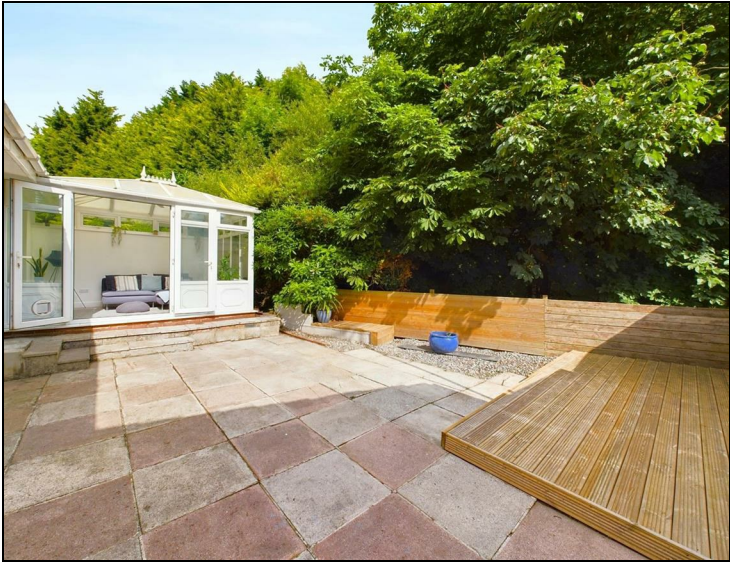
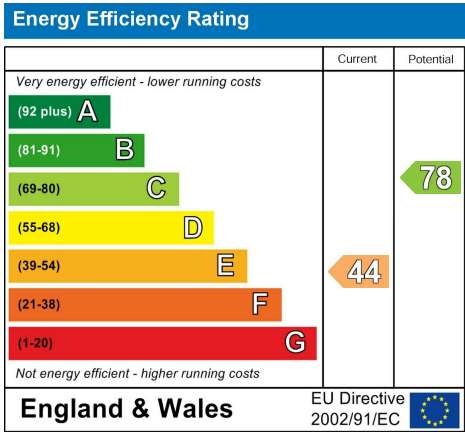
The outside rear is nicely enclosed and neighbours a wooded meadow to the rear. The rear is mainly laid to patio slabs with a decked area created in the rear to enjoy the afternoon and evening sun. The front of the property has a large driveway with a small lawned garden setting the bungalow back from the road.

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band A

MOBILE & BROADBAND COVERAGE
Superfast: up to 60 Mbs
Mobile Signal: Limited
(Source: OFCOM)







Approximate total area[®]
73.07 m²
786.53 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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