

## 26 Fair Street, St. Columb Major, TR9 6RL



**VACANT POSSESSION WITH NO ONWARD CHAIN | 2 bedroom stone built cottage in the heart of the small market town of St Columb Major with lots of character and potential with the first floor being vaulted with exposed beams.**

- 2 Bedroom stone built cottage
- Electric heating and mixture of double and single glazing
- Some great features and potential to improve
- Small courtyard to the front
- Central town location with amenities on the doorstep
- Central Cornwall location with great travel links

**Price £128,000 Freehold**



Fair Street is the central Road running throughout the middle 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.

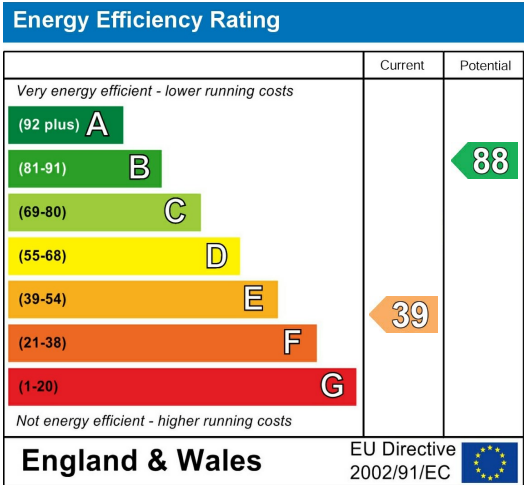
The Cottage is fairly typical for an older cottage with lots of character and quirks where someone can really make it their own. From the front courtyard the entrance door provides access into a small entrance vestibule and into the kitchen. Back through the entrance vestibule provides access to the lounge with the expected exposed beams, deep set cottage windows and ample storage cupboards.

The first floor has a generous double and further single bedroom both with vaulted ceilings, wood sash windows and exposed beams with a large bathroom providing a full length bath with shower over and a large storage cupboard which houses the electric immersion tank providing the hot water throughout.

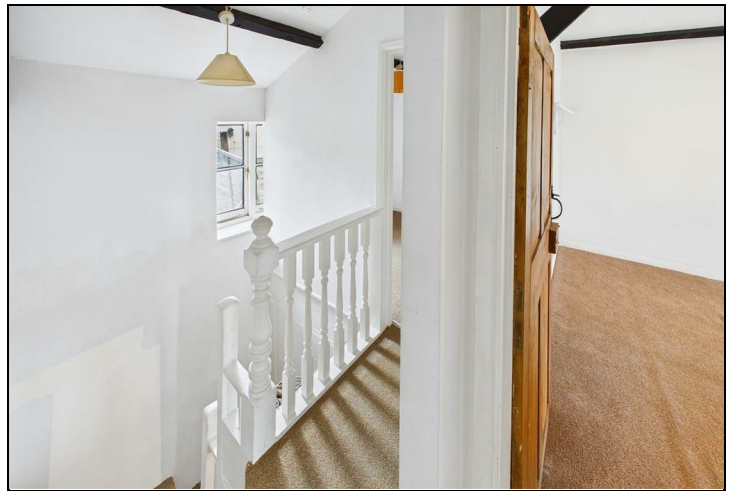
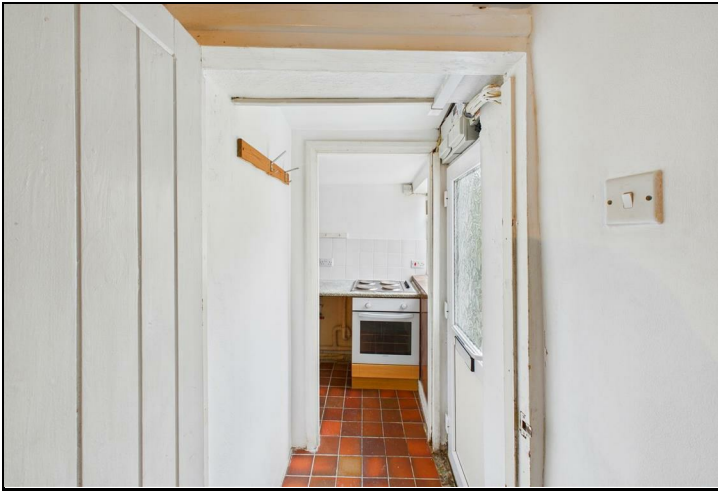
**TENURE**  
Freehold

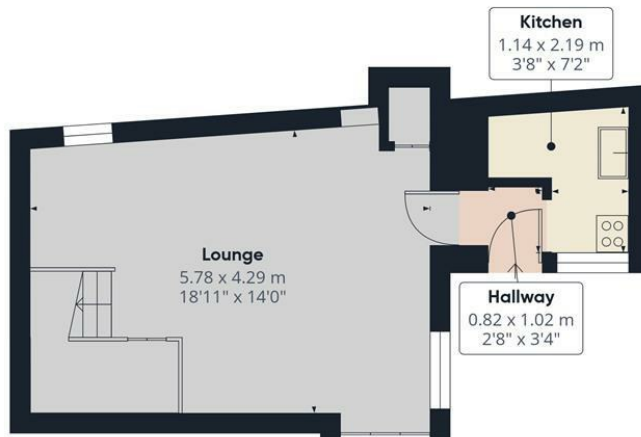
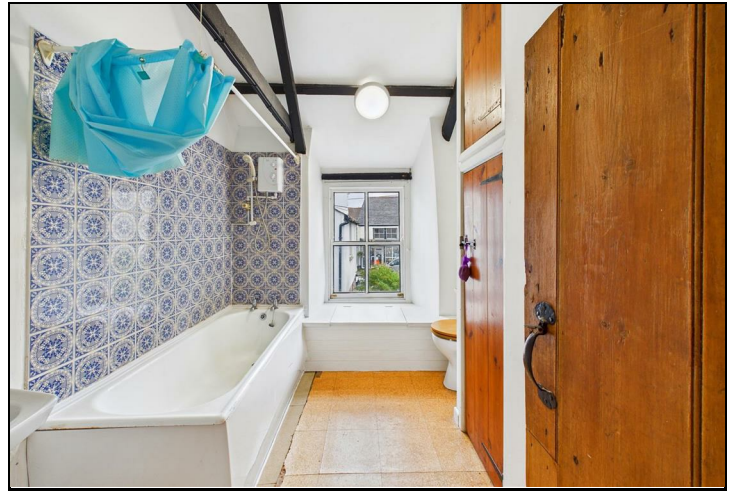
**SERVICE**  
Mains water, electric and drainage. There is mains gas in the street.

**COUNCIL TAX**  
Band A









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
50.7 m<sup>2</sup>  
546 ft<sup>2</sup>

(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

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