



Parka Road
St. Columb Road, St. Columb,
Cornwall
 OIEO £280,000



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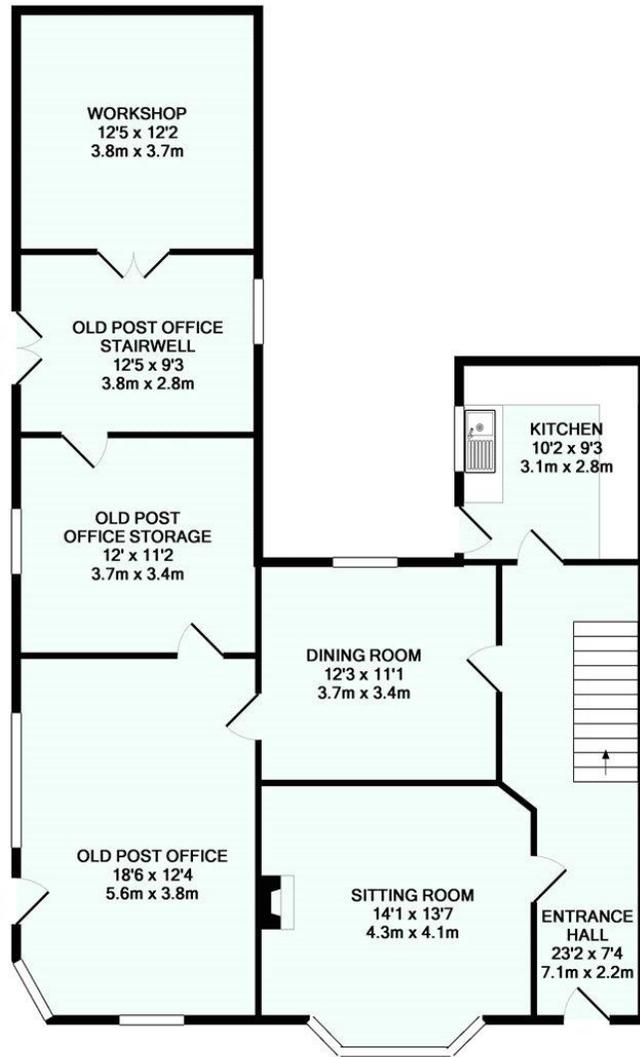


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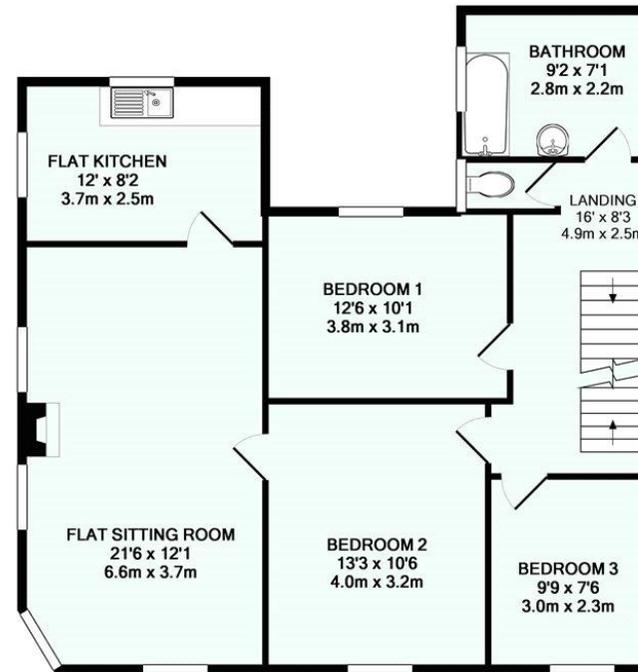


FLOOR PLAN

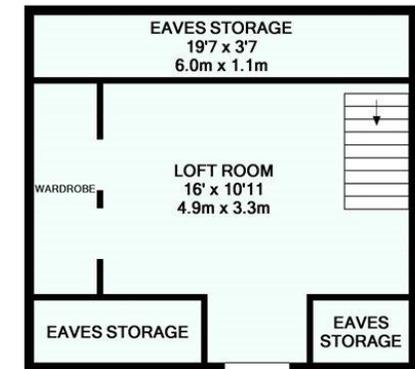
PARKA ROAD, ST. COLUMB ROAD, ST. COLUMB, CORNWALL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

DESCRIPTION

Flexible three/four bedroomed mid terraced house linked with the former village post office, with flat potential above.

Set on a good sized footprint, in a prominent village position. This spacious property offers a whole range of potential varying from living accommodation with business premises, conversion into multiple units/dwellings or a large family home. All subject to the necessary planning consents.

The house itself comprises of a sitting room, dining room, kitchen on the ground floor, separate WC, bathroom and three bedrooms on the first floor and then there is access to a loft room using paddle steps, currently used as a bedroom.

The old post office has a large window fronted room, which has currently been split using a timber frame wall into two rooms, door to a stairwell (stairs currently not in use) providing access to the first floor, and then a separate work shop. On the first floor there is a large room which could provide space for a sitting room & bedroom and room which has been previously a kitchen.

LOCATION

The village of St Columb Road and Fraddon have additional amenities and facilities including Post Office, supermarket, public houses, petrol station and Cornish food hall. The nearby village of Indian Queens has a range of amenities and facilities including fish and chip and Chinese restaurants and petrol filling station/general store. Newquay is approximately 9 miles away and offers a wide and varied range of amenities, leisure and beaches including the world famous Fistral Beach. Newquay Airport is approximately 6 miles away.

DIRECTIONS

From Newquay at the Quintrell Downs roundabout take the first exit onto East Road, continue on this road for approximately 3.8 miles until you reach Halloon roundabout, at the roundabout take your 4th exit to St Columb Rd and the property is located a short distance on the right left hand side on the cross roads to St Francis road.





VIEWING INFORMATION

Viewing by appointment with the Agents;

Bradleys Estate Agents

3A Berry Road, Newquay, Cornwall, TR7 1SF
Tel. **01637 850500**

Email. newquay@beagroup.co.uk

Property Fact Sheet Ref:

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