



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 4, The Liberal Club

St. Columb

TR9 6AP



BRITISH  
PROPERTY  
AWARDS

2023

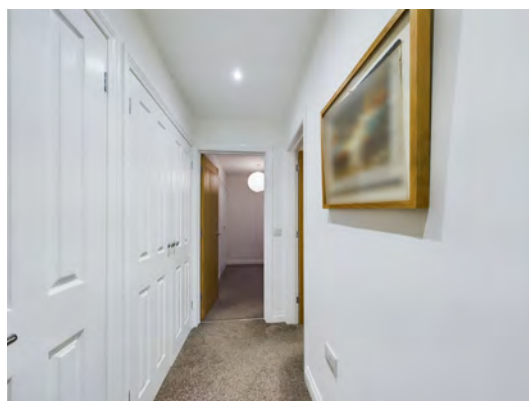
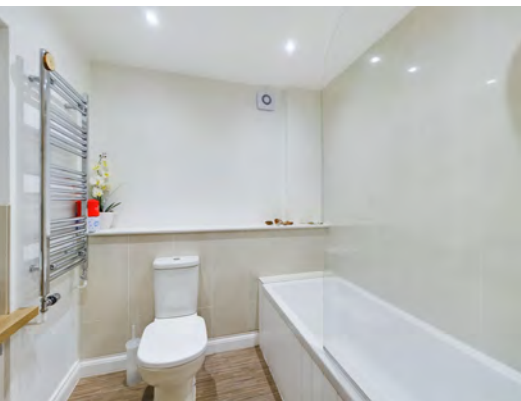


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £155,000**

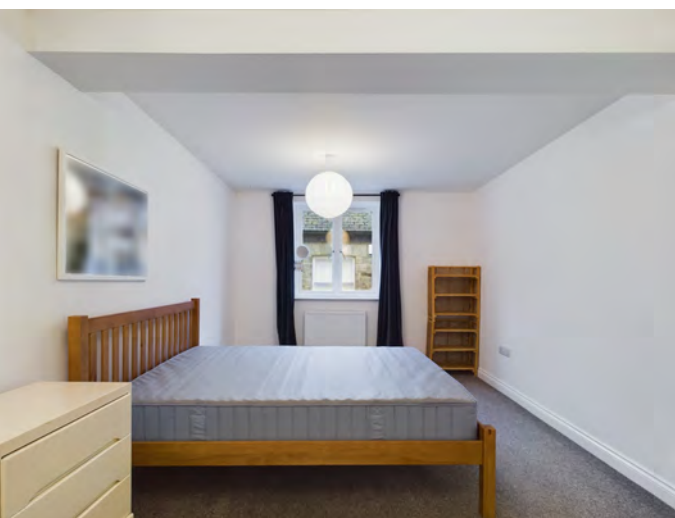




- Set in the heart of the popular St Columb.
- Immaculate Decoration Throughout
- Two Spacious Bedrooms
- Modern Kitchen
- Spacious Bathroom
- Great Opportunity For First Time Buyers
- EPC - B
- Council Banding- A



Situated in the charming town of St. Columb, Cornwall, this immaculate two-bedroom flat offers a perfect blend of comfort and convenience. The property features two generously sized bedrooms, each providing ample space for relaxation and rest. The modern kitchen is equipped with contemporary appliances and stylish finishes, making it a delightful space for cooking and entertaining. The well-kept living area, bathed in natural light, provides a warm and inviting atmosphere, ideal for unwinding after a day exploring the local area.



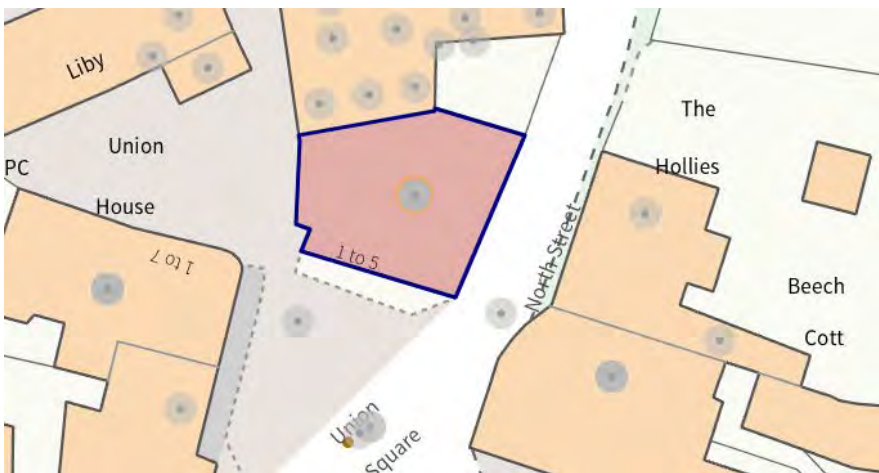
The flat is superbly positioned, just a short drive from the vibrant coastal town of Newquay and the stunning beaches of Watergate Bay, known for their golden sands and excellent surfing conditions. St. Columb's central location also offers easy access to the wider Cornwall area, making it an ideal home for those seeking a peaceful retreat with the convenience of nearby amenities and attractions.

This property is a fantastic opportunity for anyone looking to enjoy the best of Cornish living, with its modern interiors, spacious layout, and prime location in the heart of St. Columb.

# Changing Lifestyles

St. Columb Major is a picturesque market town located in the heart of Cornwall, known for its rich history, traditional Cornish charm, and strong sense of community. The town is centered around its impressive 13th-century church, St. Columb's, and is surrounded by rolling countryside, making it an ideal location for those who appreciate rural living.

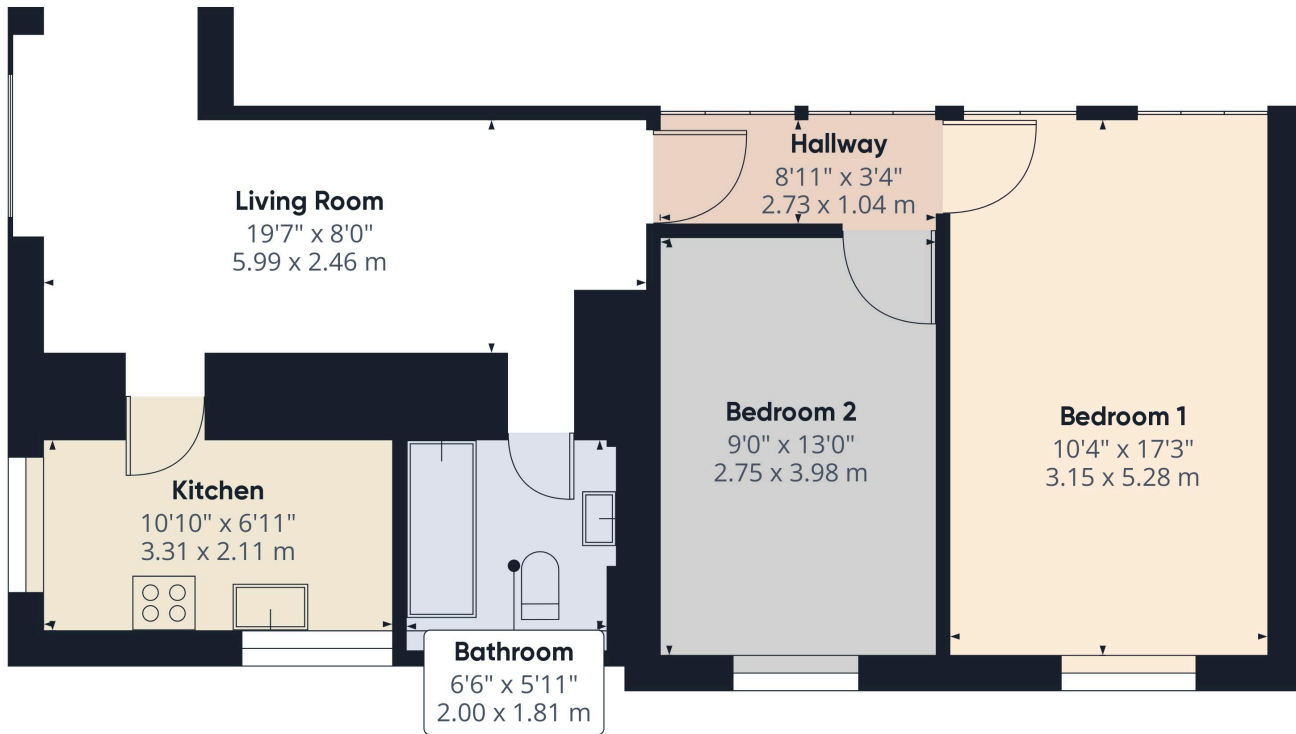
While steeped in history, St. Columb is conveniently located just a short drive from the North Cornwall coast, with its stunning beaches and coastal paths. The nearby town of Newquay provides additional amenities and opportunities for surfing and seaside fun, making St. Columb a perfect blend of tranquil countryside living with easy access to Cornwall's iconic coastline.



Please do not hesitate to contact the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Approximate total area<sup>(1)</sup>  
463.17 ft<sup>2</sup>  
43.03 m<sup>2</sup>

(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

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.