



**Carworie Way  
St Columb Road  
St Columb  
Cornwall  
TR9**

**Offers In Excess Of £234,000**

**bettermove** 

# Carworgie Way

## St Columb

Bettermove are proud to present this 3 bedroom semi-detached house in St Columb Road. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

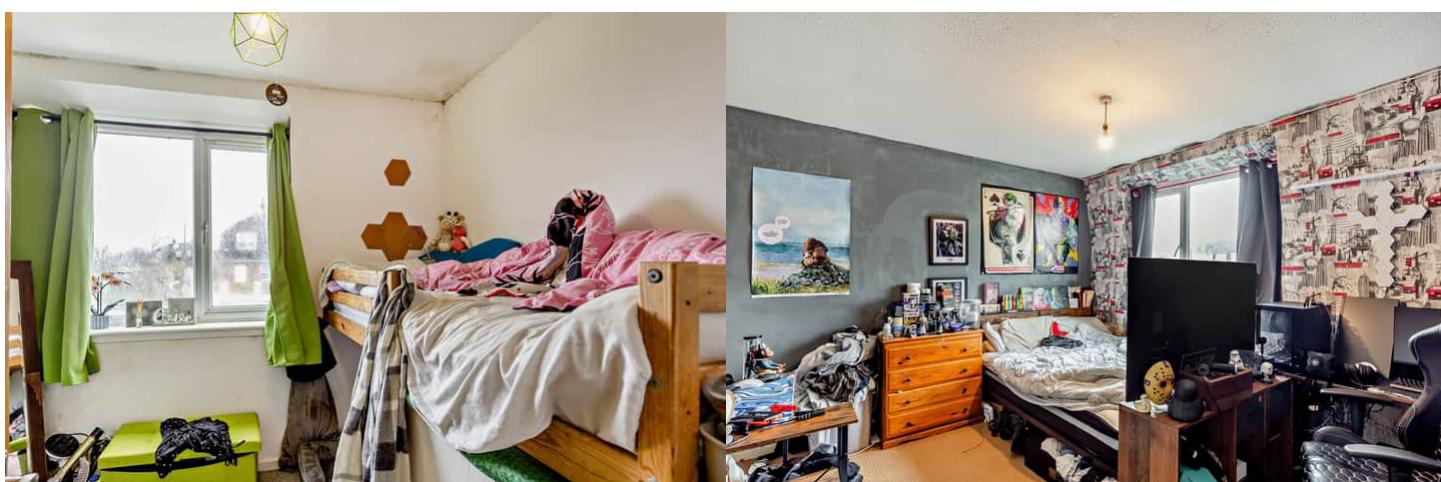
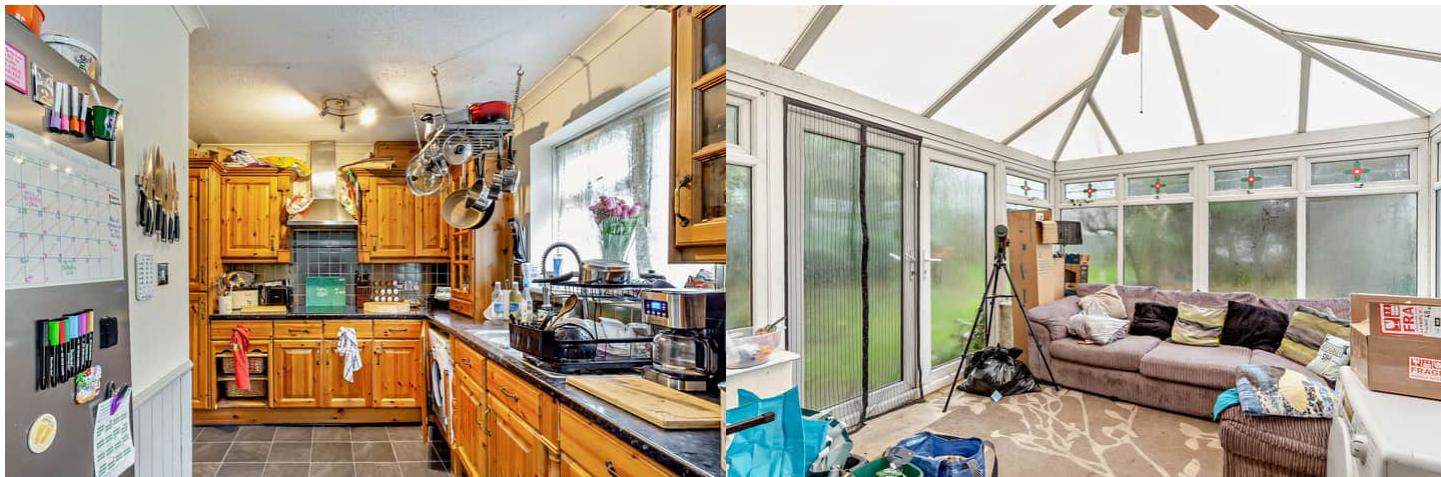
The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is A.

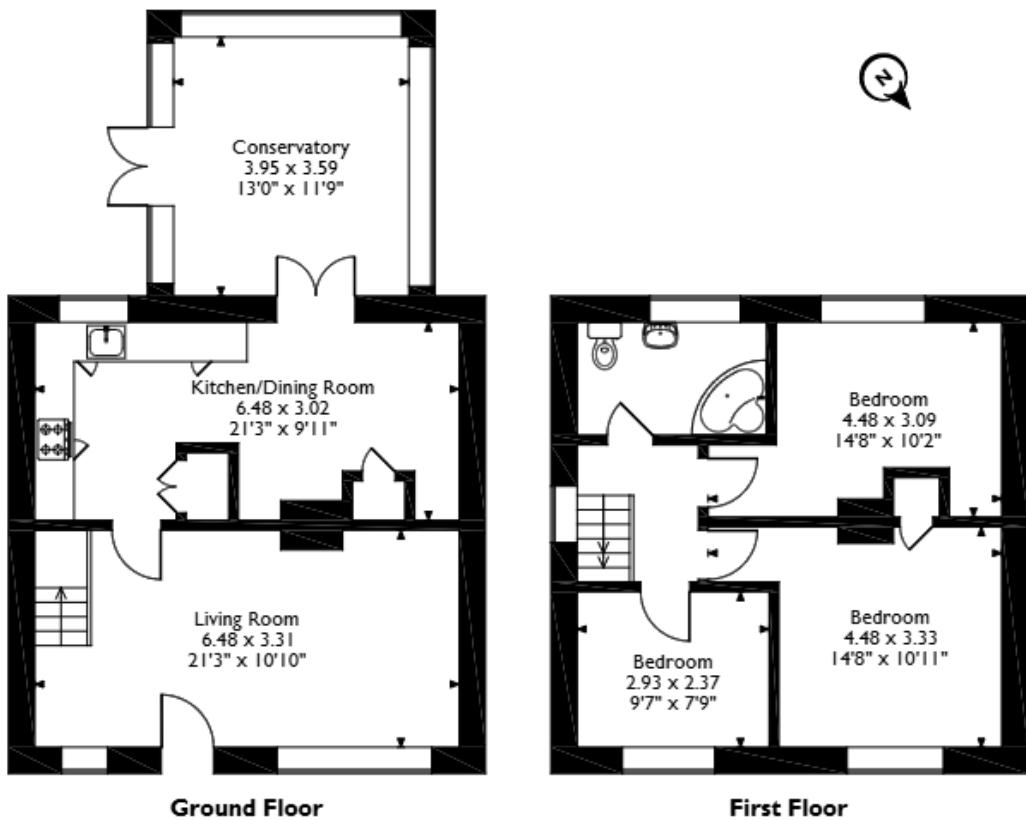
The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen and the conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of St Columb, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from St Columb Road train station (0.6 miles), various bus routes and the A30.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Carworgie Way, St. Columb Road, St. Columb  
 Approximate Gross Internal Area  
 100 Sq M/1076 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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