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**106**

**3 Woodland View, Coombe, St. Austell, Cornwall PL26 7LJ**

**GUIDE PRICE £130,000+\***

VACANT RESIDENTIAL

### Description

A fabulous opportunity to acquire a vacant two bedroom semi-detached property now requiring refurbishment, situated in the rarely available hamlet of Coombe, having the benefit of good sized front and rear gardens, along with residents parking area. The property offers a lounge/diner and kitchen to the ground floor, two bedrooms and bathroom to the first floor.

### Situated

Coombe is a highly sought after rural hamlet situated between St Austell and Truro, surrounded by open countryside, a wooded valley and play park. Primary and secondary schools can be found in the nearby village of St Stephen, further shopping and leisure facilities are available in St Austell circa 5 miles and the Cathedral city of Truro circa 10 miles.

### Ground Floor

Entrance hall, lounge/diner, kitchen.

### First Floor

Landing, two double bedrooms and bathroom.

### Outside

Good sized front and rear gardens, residents parking area to the front of the property.

### Viewings

Strictly by prior appointment with Miller Countrywide St Austell 01726 66435. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

D

### Council Tax Band

B



### Note

The property is subject to a local authority restriction. The purchaser of the property will need to have either lived or worked in Cornwall for the last three years. Please refer to the legal pack for further information regarding this restriction.

