



Chynowen Parc  
Cubert  
Newquay  
TR8 5HD

Offers Over £400,000

- NO ONWARD CHAIN
- AMPLE OFF STREET PARKING + GARAGE
- BEAUTIFUL SEA VIEWS
- POPULAR VILLAGE LOCATION
- WITHIN WALKING DISTANCE TO LOCAL SCHOOL
- THREE DOUBLE BEDROOMS
- A FEW MILES TO SANDY BEACHES
- MODERNISATION REQUIRED
- COUNCIL TAX BAND D
- ENCLOSED REAR GARDEN





Tenure - Freehold

Council Tax Band - D

Floor Area - 893.40 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this wonderfully spacious, three-bedroom detached bungalow, which is situated in a tranquil neighbourhood, this property offers privacy and a sense of exclusivity, making it a truly special find. In brief, the accommodation briefly comprises of a useful, front porch with doors leading into a light and airy entrance hallway, an expansive lounge-diner, well-equipped kitchen perfect for those culinary enthusiasts, a well-appointed shower room, three double bedrooms & separate W.C. Externally, this property benefits from having an enclosed, laid to lawn rear garden, with spectacular sea views. There is also a driveway, which can accommodate parking for multiple vehicles, this leads to a single, block-built garage with a newly installed fiberglass roof. This property is being sold with no onward chain & vacant possession. It is connected to all mains services and is heated via Oil fired Radiators. Falling under Council Tax Band D, viewings are highly recommended to see all this property has to offer.

### LOCATION

This property is situated in the popular residential road known as Chynowen Parc, which is in the idyllic village of Cubert. The village is conveniently sat within a stone's throw from Newquay and is vastly popular due to its short commute to some of the North Coast's finest beaches & coastal walks. Cubert has a range of amenities which include a Primary School, Post Office, Church, Public House & a range of independent cafes. Public transport from the village Post Office is also available on an hourly basis, running from Newquay Bus Station through to Truro. Cornwall's Airport is also located ten miles away, for those jetsetters amongst us.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### FRONT PORCH

7'1" x 5'11" (2.16m x 1.82m)

Skimmed ceiling. Power sockets. Tiled flooring.

#### ENTRANCE HALLWAY

Consumer unit. Smoke alarm. Thermostat. Loft hatch. Electric storage heater. Multiple power sockets. Skirting. Vinyl flooring. Doors leading to:

#### LOUNGE

22'3" x 15'0" (6.80m x 4.58m )

Skimmed ceiling. Dual aspect, double glazed windows with radiators underneath. Serving hatch through to the kitchen. Multiple power sockets. Television point. Telephone point. Skirting. Carpeted flooring.

#### KITCHEN

9'11" x 9'7" (3.03m x 2.94m)

Double glazed window to the rear aspect. Spotlights. A range of wall and base fitted storage units. Sink with drainer and mixer tap. Integrated electric oven with four ring hob and extractor hood over. Space and plumbing for freestanding, under counter fridge/freezer and dishwasher. Storage cupboard housing hot water tank. Multiple power sockets. Skirting. Tiled flooring. Double glazed frosted UPVC door leading to the rear garden.

#### BEDROOM ONE

12'4" x 8'11" (3.76m x 2.74m)

Double glazed window to the front aspect. Built in wardrobes with integrated storage shelving. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

11'0" x 9'7" (3.37m x 2.94m )

Double glazed windows to the rear aspect. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

#### BEDROOM THREE

9'3" x 8'3" (2.82m x 2.53m )

Double glazed window to the front aspect. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

#### BATHROOM

8'3" x 6'2" (2.52m x 1.89m )

Frosted double glazed windows to the rear aspect of the property. Mains fed shower pod. A range of wall mounted and base fitted storage cupboards. Splashback tiling. Wash basin. Heated towel rail. W.C. Skirting. Tiled flooring.

#### SEPERATE W.C.

5'0" x 3'0" (1.53m x 0.93m)

Extractor fan. Splash back tiling. Wash basin. W.C. Tiled flooring.



### REAR PORCH

9'3" x 4'6" (2.84m x 1.38m)

Multiple double-glazed windows, with views out on the enclosed rear garden. Worcester oil fired boiler housed. Power sockets. Tap. Tiled flooring.

### GARAGE

17'4" x 8'3" (5.29m x 2.53m )

Up and over door with power and lighting available. There has been a newly installed fibreglass roof which has the benefit of a fifteen year guarantee.

### OUTSIDE

The property is accessed via a pedestrian footpath which leads to the front door. There is a laid to lawn front garden, which could be converted to create additional parking if required. The rear garden can be accessed from both sides of the bungalow to which offers a laid to lawn, enclosed space with stunning panoramic sea views providing the perfect place to enjoy al fresco dining in the Cornish sunshine. The garden has been carefully tended to over the years and has a fully stocked border with an array of mature foliage.

### PARKING

The property benefits from having off-road, driveway parking for multiple vehicles, with scope to create more, via the front garden, if needed. There is unrestricted on-street parking available close-by.

### SERVICES

This property is connected to mains electricity, water and drainage with the heating being oil fired and distributed via radiators throughout. The property falls under Council Tax Band D.



## Directions To Property

When heading along the A3075 heading towards Rejarrah. Take a left turning, on to High Lanes. Continue along this road until you reach the village of Cubert. You will approach a mini roundabout, where you will need to take the second exit. Proceed along Wesley Road, until you reach the next left turning. Taking this turning on to Chynowen Lane, following this lane for a short distance, take the next left onto Chynowen Parc. The property will be located on your right-hand side, you will find a Millerson 'For Sale' board located outside and a member of our team waiting to greet you. What3Words:

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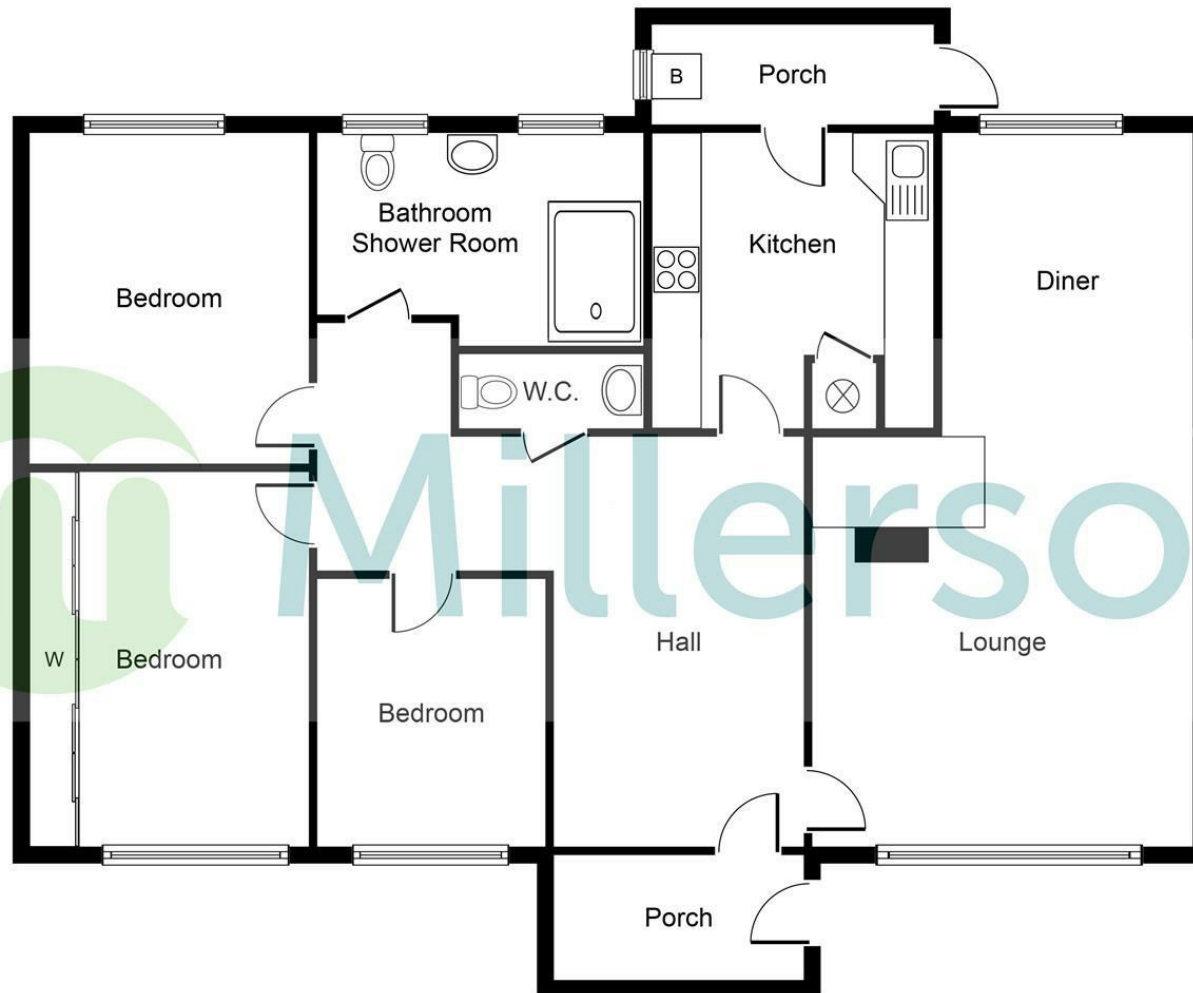
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## Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	