



32 Hyns An Vownder, Lane, Newquay, Cornwall, TR8 4GB

A STUNNING AND MODERN THREE BEDROOM END OF TERRACE PROPERTY WITH KITCHEN DINER, SUN ROOM EXTENSION AND ENSUITE TO MASTER. WELL PRESENTED THROUGHOUT AND IN A MOVE IN CONDITION! NEW IN 2017 WITH REMAINING NHBC WARRANTY. PARKING FOR TWO CARS.

£255,000
Leasehold

our ref: CNN10459

KEY FEATURES



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- THREE BEDROOMS
- TWO PARKING SPACES
- SUN ROOM EXTENSION
- ENSUITE MASTER BEDROOM
- NEW IN 2017
- NHBC WARRANTY
- CHAIN FREE
- DOWNSTAIRS W/C
- IDEAL FAMILY HOME
- WELL PRESENTED THROUGHOUT



2



3

Energy rating (EPC) **B**

Council tax band: **C**

SUMMARY

The Goldings is a popular residential development on the fringes of Newquay town boasting the ideal location for families close to schools supermarkets and not too far from the main town centre. This development is rising in popularity with each passing day and is perfect for families and investors in equal measures. The property is incredibly low maintenance only being built in 2017 and for peace of mind it's sold with the remainder of the 10-year NHBC warranty. In principle the property consists of a small entrance hall with stairs to first floor and modern white ground floor WC suite.

From the hallway there's a separate lounge with ample space for a range of furniture. The lounge lead seamlessly into the kitchen breakfast room which features a range of under and over counter units finished in a matte wood effect with light-colored worktops to complement. Integrated appliances are featured such as, oven hob and extractor, dish washer and space for further white goods.



The current owner has built a fantastic sunroom extension to the rear creating a second usable reception room currently dressed as a dining room. Double doors lead out onto a stepped rear patio which is a fantastic entertaining space for those sunny evenings.

Back to the main hallway and rising to the first floor you will find three bedrooms, two doubles and one single.

The main bedroom benefits from a fully equipped ensuite shower room featuring part-time walls, white suite and shower off the mains.

Externally to the front of the property you will find two allocated parking spaces, a real bonus to this home.

In summary this is a fantastically presented three-bedroom family home on a popular residential estate, sold chain free, ideal for a range of buyers from first-time buyers to investors.

Viewing is highly recommended.

FIND ME USING WHAT3WORDS: Bedroom.listening.dislikes

THE LEASE: Length of Lease: 999 years

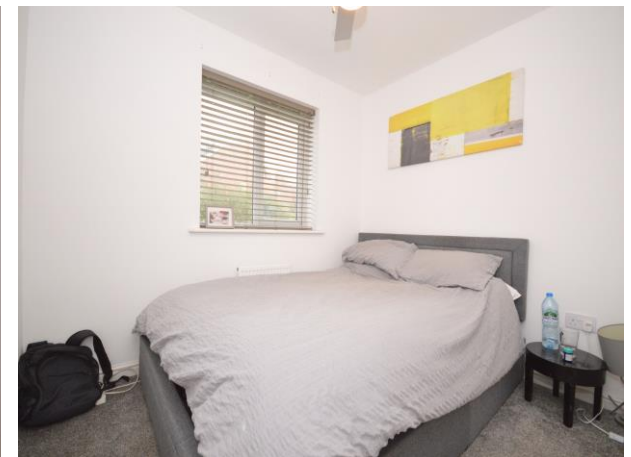
Lease Start Date: 2017

Ground rent: £150 P/A

Ground rent review period: TBC

Service charge & Info: £200 approx P/A Freeholder:
Persimmon Homes

Management Company: First Port



ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to
Openreach website

Mobile phone: Yes. For best network coverage please
refer to Ofcom checker

Parking: Allocated parking x 2

Heating and hot water: Gas central heating for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance Hallway

Lounge

14' 4" x 11' 7" (4.37m x 3.53m)

Kitchen

15' 3" x 8' 8" (4.64m x 2.64m)

Conservatory

12' 5" x 9' 8" (3.78m x 2.94m)

Bedroom 1

11' 8" x 9' 5" (3.55m x 2.87m)

Ensuite

6' 4" x 5' 3" (1.93m x 1.60m)

Bedroom 2

9' 0" x 7' 6" (2.74m x 2.28m)

Bedroom 3

7' 5" x 5' 9" (2.26m x 1.75m)

W/C

5' 5" x 3' 1" (1.65m x 0.94m)

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

LIKE TO KNOW MORE?

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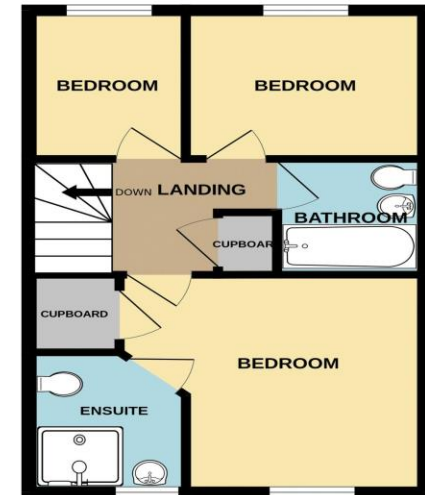
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GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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