



29 Churchfields Road, Cubert, Newquay, Cornwall, TR8 5JN

A LOVELY TWO DOUBLE BEDROOM HOUSE IN CUBERT WITH RECENTLY FITTED HIGHLY ECONOMICAL AIR SOURCE HEATING AND SOLAR PANELS! OPEN FLOWING LIVING SPACES, SUNTRAP GARDENS, GARAGE AND FAR-REACHING VIEWS OVER PENHALE DUNES ALL THE WAY TO ST AGNES HEAD AND THE DISTANT SEA.

£260,000
Freehold

our ref: CNN10200

KEY FEATURES



2

- LOVELY HOME IN POPULAR CUBERT VILLAGE
- TWO DOUBLE BEDROOMS
- OPEN FLOWING LIVING SPACES
- OPEN PLAN KITCHEN/DINER
- MODERN FITTED BATHROOM WITH SHOWER
- SUN TRAP GARDENS WITH STUNNING VIEWS
- AIR SOURCE CENTRAL HEATING AND SOLAR PANELS
- GARAGE IN BLOCK BEHIND PROPERTY
- CLOSE TO VILLAGE AMENITIES
- NEAR TO HOLYWELL BEACH



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Energy rating (EPC) **E**

Council tax band: **B**

SUMMARY

Nestled within the idyllic coastal village of Cubert, 29 Churchfields stands as an inviting residence in one of Newquay's most sought-after locales. Cubert, renowned for its traditional English charm and tight-knit community, offers a delightful array of daily conveniences, including a quaint church, a welcoming pub, a classic fish & chips shop, a village store, and a highly regarded primary school. Situated approximately 4 miles away from the bustling town of Newquay, and in close proximity to the stunning Holywell Bay with its expansive golden sands and dunes, the location of Churchfields is truly exceptional.

Churchfields is a popular residential development within Cubert, predominantly comprising two and three-bedroom houses. Number 29, positioned on the favoured South Westerly view-facing side, is a lovely, terraced house.



Upon entering the property, a small porch flows into the living room, featuring stairs to the first floor. The open plan kitchen/diner flows off from the lounge through a large opening with a range of hand painted shaker style units and including integrated oven, hob, extractor, fridge, freezer and dish washer, there is room for a family table and patio doors directly onto the sun trap gardens, both these patio doors and the kitchen window enjoy stunning views over the rolling green of Penhale as far down as Carbis Bay and all the way up to Holywell with distant sea views- breath taking!

The first floor accommodates two generously sized double bedrooms, with the rear bedroom offering a more elevated vantage to soak up the view. The bathroom has a modern profile white bath suite with shower over the bath and neat tiling.

The property has UPVC double glazing throughout and the added dual bonus of recently installed highly economical Air Source central heating and fitted solar panels; two standout features, rarely seen at this price point.

Externally the property has a great size, highly useable front garden with picket fence and path to the entrance. The low-maintenance rear garden is compact, but perfect for

relaxing in the sunshine taking in those gorgeous views, with raised deck leading down to a small astro turf lawn, at the rear a private gate, leads to a rear resident pathway where the garages are located in a block. This property benefits from its own garage.

29 Churchfields is an ideal prospect for first-time buyers, investors seeking a buy-to-let opportunity, or those in search of a charming small family home. Don't miss the chance to make this residence your own and be part of the thriving community in this picturesque near coast village.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: Mains Electric, Water & Drainage. No Gas.

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

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

Parking: Garage in block & on street

Heating and hot water: Air Source Central Heating for both & Solar Panels

Accessibility: Level at Front entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

4' 8" x 4' 0" (1.42m x 1.22m)

Living Room

13' 10" x 13' 10" (4.21m x 4.21m) incl stairs

Kitchen/Diner

13' 9" x 8' 6" (4.19m x 2.59m) min, plus recess

First Floor Landing

6' 3" x 6' 1" (1.90m x 1.85m)

Bedroom 1

10' 6" x 10' 5" (3.20m x 3.17m) plus wardrobes

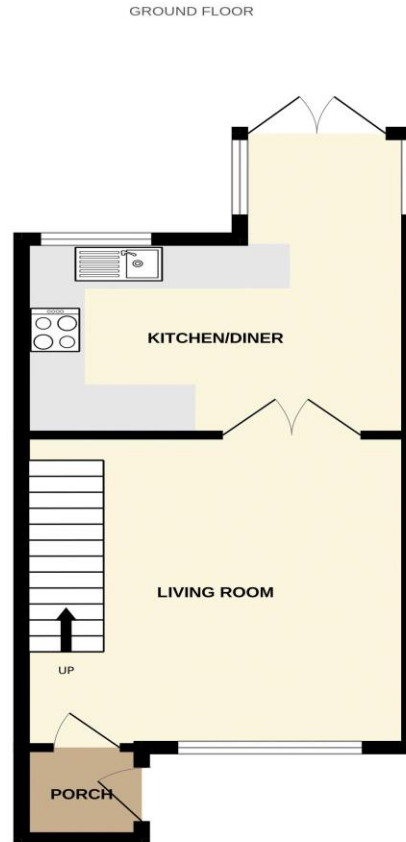
Bedroom 2

10' 1" x 7' 5" (3.07m x 2.26m) plus wardrobes

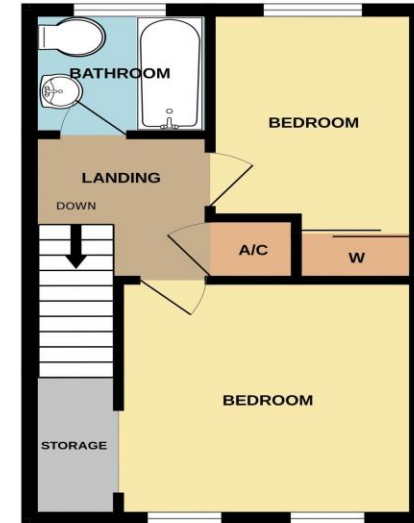
Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

Garage in Block



1ST FLOOR



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