

camel HOMES

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Directions:-
Sat Nav: TR7 1GE

what3words: ///ignites.birthdays.totals

For further help with directions, please contact Camel Homes.

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26 Stret Caradoc
Newquay TR7 1GE

Freehold

£470,000

Camel Estate Agents is the trading name of Camel Coastal & Country Ltd Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
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26 Stret Caradoc
Newquay, TR7 1GE



PROPERTY DESCRIPTION & SURROUNDING AREA

Situated in the popular 'Duchy Development' in Newquay, this spacious three-bedroom semi-detached home offers large gardens, a garage bigger than standard, and ample parking.

The property features complete accommodation, including a living room, a large kitchen/diner, three bedrooms, a family bathroom, and an en-suite for the master bedroom. It benefits from double glazing throughout and gas-fired central heating. The current owners have added their personal touch to the property, including beautiful wooden flooring in the hallway and staircase.

This quaint residential development, constructed around 2015, consists of a selection of stylish family homes. Its popularity becomes evident as you take a short walk or drive, finding yourself by the picturesque river at the Gannel, Pentire, in the centre of Newquay, or down on the stunning Fistral Beach.

Truly a great home, suitable for a family, a professional couple, or those seeking a holiday home on the edge of one of Cornwall's premier coastal holiday towns.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Hall

14'9" x 10'11"

Living Room

14'9" x 10'11"

Kitchen/Diner

18'6" x 11'4"

W.C

6'5" x 3'2"

Landing

Master Bedroom

13'6" x 10'1"

En-Suite

8'2" x 4'6"

Bedroom Two

10'4" x 10'0"

Bedroom Three

9'11" x 8'1"

Bathroom

7'10" x 6'4"

Garage and Parking

19'2" x 9'8"

A larger than normal garage with up and over door. Parking to the front on the block paved driveway for 2/3 cars.

Gardens

For a property of this age, the gardens are considered to be of a very good size. They are enclosed with a gate that leads to the driveway, which is situated off the sheltered, paved patio area. From here, there are steps leading to the upper section of the garden, laid to lawn and ideal for families

- **SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE**
- **LARGE GARDENS LAID OUT OVER TWO LEVELS**
- **GOOD SIZED GARAGE AND DRIVEWAY PARKING**
- **WELL FITTED FAMILY KITCHEN/ DINER**
- **CHOICE OF BEACHES AND RIVERSIDE WALKS WITHIN A SHORT DISTANCE**
- **DOUBLE GLAZED**
- **GAS CENTRAL HEATING**
- **CLOSE TO SHOPS**

Property Information

Age of Construction: 2015 (approx)
Construction Type: Block (Assumed)
Heating: Mains Gas
Electrically Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C79 (Current) B90 (Potential)
Tenure: Freehold (Site Management Charge of £205p.a)

