

"Estate Agency is evolving...evolve with us"



## 1 Stret Euther Penndragon, Newquay TR8 4FB

**£450,000**

A HANDSOME FIVE BEDROOM END TERRACED TOWN HOUSE OFFERING IMMACULATELY PRESENTED VERSATILE ACCOMMODATION OVER THREE FLOORS WITH A DOUBLE GARAGE AND FLAT SOUTHERLY FACING GARDEN LOCATED CLOSE TO THE ENTRANCE OF THE HIGHLY POPULAR DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 5 / BATHROOMS: 4

### FEATURES:

- FIVE BEDROOM TOWN HOUSE
- GENEROUS, SOUTHERLY FACING GARDEN
- DOUBLE GARAGE
- VERSATILE, FAMILY FRIENDLY ACCOMMODATION
- DUCHY OF CORNWALL DEVELOPMENT, JUST 2 MILES FROM NEWQUAY TOWN CENTRE
- ALL MAINS SERVICES
- REMAINDER OF NHBC WARRANTY
- VERY WELL PRESENTED THROUGHOUT

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



#### DESCRIPTION:

Welcome to Nansledan! The jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste!

With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

This property is well located close to the entrance of Nansledan with easy access to the main town of Newquay and the nearby beaches. It has been well cared for by the current owners and is very well presented inside and out.

The front door guides you into a generous hallway with stairs to the first floor and a useful under stairs storage cupboard. Off the hallway to the right is the kitchen/breakfast room with a window to the front, boasting a generous range of modern gloss units with an integrated fridge freezer, washing machine and dish washer with an eye level double oven and gas hob.

At the end of the hallway there's a useful cloakroom and at the rear you will find the L shape lounge diner with French doors welcoming you out to the rear garden. This room has a cosy feel with ample space for lounge and dining furniture with the added luxury of a log burner, ideal for those cosy winter evenings with the family.

Two of the bedrooms can be found on the first floor and both have en suite shower rooms and built in storage. There's also a useful cupboard on the landing. On the second floor, you will find three further bedrooms and a family bathroom which is immaculately presented and has a bath with a shower attachment. There is also a cupboard off from the landing housing the hot water tank.

Externally, there is a small herb garden to the front, with wrought iron railings. The rear garden faces southerly and is predominantly flat with a large area of lawn and a decked area. There is a door from the garden providing access to the double garage which has light, power and plenty of storage above.

In summary, this property is well located within Nansledan and offers huge flexibility with the added benefit of a double garage and southerly facing garden.

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Hallway  
5.38m x 1.96m (17'8 x 6'5)

Cloakroom  
1.96m x 0.99m (6'5 x 3'3)

Kitchen Diner  
3.35m x 2.74m (11'0 x 9'0)

Lounge  
5.41m x 4.50m max (17'9 x 14'9 max)

Bedroom  
4.80m x 2.90m (15'9 x 9'6)

En Suite  
2.06m x 1.37m (6'9 x 4'6)

Bedroom  
4.80m x 2.74m (15'9 x 9'0)

En Suite  
2.06m x 1.32m (6'9 x 4'4)

Bedroom 2nd floor  
5.49m x 2.34m (18'0 x 7'8)

Bedroom  
3.96m x 2.95m (13'0 x 9'8)

Bathroom  
2.92m x 1.32m (9'7 x 4'4)

Bedroom  
2.74m x 2.36m (9'0 x 7'9)

Garage  
5.97m x 5.87m (19'7 x 19'3)

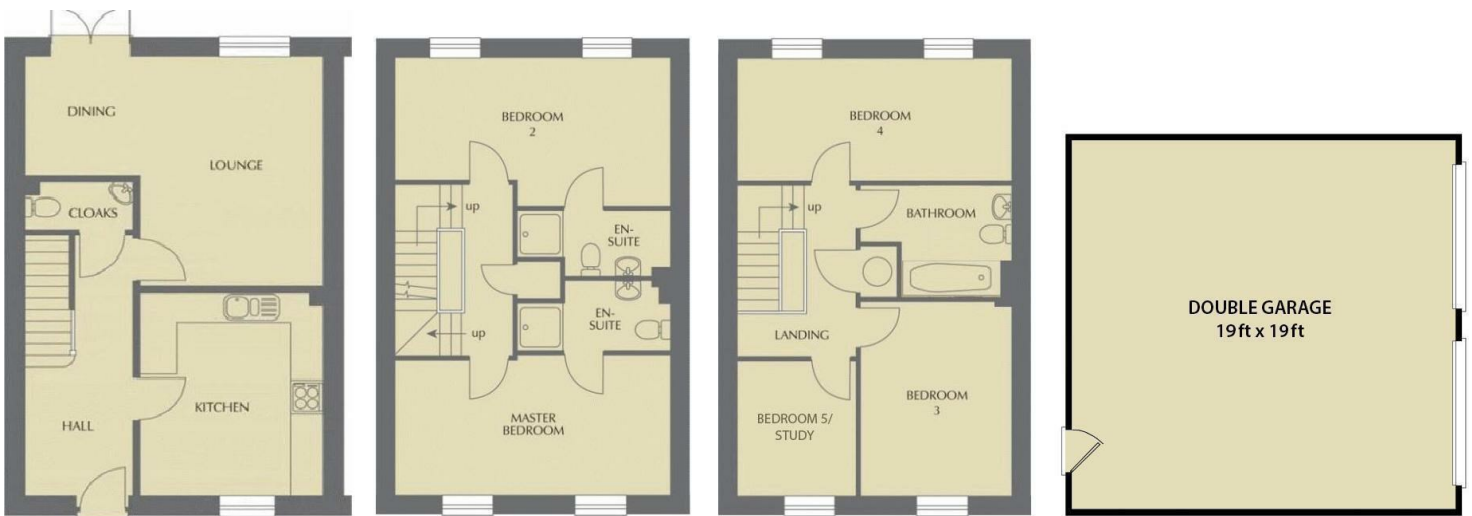
01637 877754

info@momovenewquay.co.uk



"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B	85	92
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-10) A	B		
(11-20) B	C		
(21-30) C	D		
(31-40) D	E		
(41-50) E	F		
(51-60) F	G		
(61-70) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

