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## 8 Stret Grifles, Newquay TR8 4FE

**£1,395**

AVAILABLE FROM MAY, IS THIS IMMACULATE 3 BEDROOM DETACHED FAMILY HOME ON THE STUNNING DEVELOPMENT OF NANSLEDAN. PERFECT FOR ANY FAMILY THAT WISHES TO BENEFIT FROM A LARGE & ENCLOSED SOUTH FACING REAR GARDEN AND A DOUBLE GARAGE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- 3 BEDROOM DETACHED FAMILY HOME
- HUGE ENCLOSED REAR GARDEN
- DOUBLE GARAGE
- BEAUTIFUL FAMILY HOME
- SITUATED IN THE SOUGHT AFTER AREA OF NANSLEDAN
- GAS CENTRAL HEATING

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#### DESCRIPTION:

This immaculate, 3 bedroom, detached family home on Stre Grifles is situated on the modern family friendly development of 'Nansledan' on the fringes of Newquay. Boasting a mixture of Georgian inspired residential properties, a 'land mark' Primary School and a range of inviting shops and cafes that creates a real community feel at Nansledan.

This modern property is contemporary in design and benefits from many modern features including a modern kitchen/diner with an integrated cooker, double garage and a huge enclosed & South facing rear garden that benefits from the sun from the break of dawn.

The Duchy's aim is to create well built homes of distinction on an estate that creates a sense of community and comfortable living for all of it's residents in the form of schools, shops, and doctor's surgeries all situated conveniently to access many other outlying areas of Cornwall given its road network and public transport links.

The landlord will consider one pet at this property, but this is at the landlords discretion.

EPC rating: B  
Rent £1,395  
Security Deposit £1,600  
Council Tax - Band D

\*Tenants will be responsible for all bills including, gas, water, electric, broadband, council tax etc.

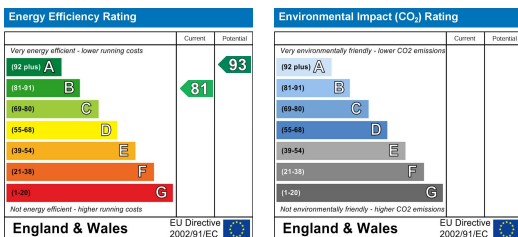
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FLOORPLAN:



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