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12 Hyns An Vownder, Newquay TR8 4GB

£255,000

A THREE BEDROOM 'HANBURY' STYLE FAMILY HOME PRESENTED TO A GREAT MODERN STANDARD, LOCATED IN A CONVENIENT PART OF THE GOLDINGS DEVELOPMENT WITH AN ENCLOSED, RECENTLY LANDSCAPED LOW MAINTENANCE GARDEN AND ALLOCATED PARKING FOR TWO CARS AT THE FRONT OF THE HOUSE. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 3

FEATURES:

- THREE BEDROOM 'HANBURY' STYLE HOME
- DRIVeway PARKING FOR TWO CARS AT THE FRONT OF THE PROPERTY
- RECENTLY LANDSCAPED, NEAT ENCLOSED REAR GARDEN
- ALL MAINS SERVICES
- MAIN BEDROOM EN SUITE
- BUILT IN 2017 WITH THE REMAINDER OF NHBC WARRANTY
- POPULAR, FAMILY FRIENDLY ESTATE

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

The Goldings is one of Newquay's newest and conveniently located estates. It is a great location for families within very easy access of schools, the town centre and the many beautiful beaches Newquay has to offer. Comprising of a mixture of two, three and four bedroom houses with plenty of green space and a play park, ideal for families with young children.

Morrisons and Lidl supermarkets are within a 5 minute drive where there is also a McDonalds. Access in and out of Newquay onto the A392 is very easy making the nearby towns of Truro, St Austell and Bodmin very accessible.

This attractive 'Hanbury' style property is presented to a great standard and sits in a convenient part of the Goldings. Built in 2017, this property has been well looked after and lovingly cared for by the same current owners. It is beautifully decorated throughout with immaculate, good quality carpets and floor coverings. There is an abundance of natural light flooding through the property adding to the modern, fresh feel created by the decor.

An entrance hallway with stairs to the first floor and a useful cloakroom guides you into the lounge which has a window to the front of the property. This is a great size family room with a large under stairs cupboard. At the rear, the kitchen diner spans the entire width of this home. Offering a generous range of modern gloss units with ample space for a family dining suite. Practically, there's a space for a washing machine, fridge freezer and a dish washer. There's also an integrated electric oven and gas hob.

All three bedrooms can be found on the first floor where there are two doubles and a single. (The third bedroom is currently utilised as a dressing room with a large wardrobe.) The largest bedroom has the benefit of built in wardrobes and an en suite shower room. Also on the first floor, there is an airing cupboard and access to the loft.

As you would expect, the main bathroom is beautifully presented with a bath and shower over complimented by modern, fresh tiling.

This gorgeous family home has the benefit of gas central heating powered by a combination boiler located in the kitchen. The windows are Upvc double glazed and there are seven years remaining on the NHBC new homes warranty.

Externally, at the rear the garden is enclosed and sheltered offering a patio area off from the kitchen, it's very easy to care for and has been recently landscaped to include a good size patio and an area of astro turf. There are two driveway parking spaces at the front of the property.

Agent's note: This property is held on a 999 year lease with 991 years remains. The combined ground rent and service charge is £150.00 per annum.

In summary, this brilliant family home is ready to move into. It's a great 'turn key ready' property with many family friendly amenities within a few minutes Offered with no onward chain.

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Kitchen Diner
4.67m x 2.69m (15'4 x 8'10)

Lounge
4.34m x 3.68m (14'3 x 12'1)

Bedroom 1
3.66m x 2.90m (12'0 x 9'6)

En Suite
1.93m x 1.63m (6'4 x 5'4)

Bedroom 2
2.82m x 2.31m (9'3 x 7'7)

Bedroom 3
2.31m x 1.78m (7'7 x 5'10)

Bathroom
1.85m x 1.80m (6'1 x 5'11)

Hallway
2.36m x 1.83m (7'9 x 6'0)

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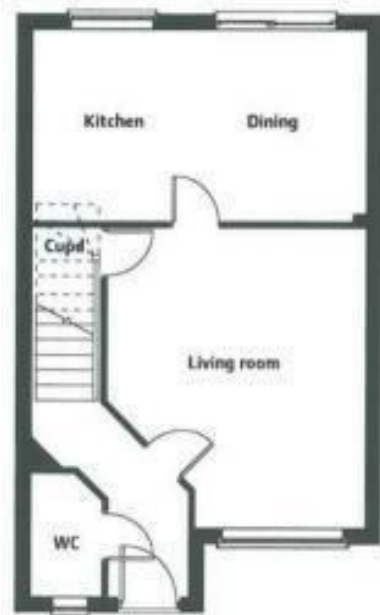
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FLOORPLAN:

The Hanbury Floorplan

[View in fullscreen](#)

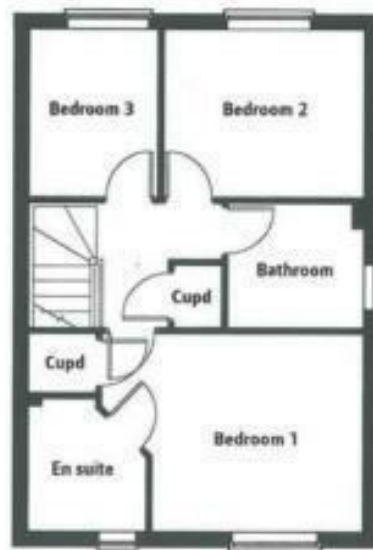


Ground floor

Kitchen/dining room
15'4" x 8'10"
(4.68m x 2.69m)

Living room
14'3" x 12'1"*
(4.35m x 3.69m)*

*Maximum room dimensions



First floor

Bedroom 3
7'7" x 5'10"
(2.32m x 1.78m)

Bedroom 2
9'3" x 7'7"
(2.81m x 2.32m)

Bathroom
6'1" x 5'11"
(1.86m x 1.81m)

Bedroom 1
12'0" x 9'6"*
(3.65m x 2.90m)*

En suite
6'4" x 5'4"*
(1.94m x 1.63m)*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	83	96
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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