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99 Pydar Close, Newquay TR7 3BT

£305,000

A VERY WELL PRESENTED THREE BEDROOM FAMILY HOME IN GREAT CONDITION WITH A TERRACED GARDEN, A GARAGE AND AMPLE DRIVEWAY PARKING FOR THREE CARS LOCATED ON PYDAR CLOSE, WITHIN WALKING DISTANCE OF TRETHERRAS ACADEMY AND ONLY FIVE MINUTES DRIVE TO PORTH BEACH.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- THREE BEDROOM FAMILY HOME
- DRIVEWAY PARKING FOR THREE CARS
- TERRACED REAR GARDEN
- SUMMER HOUSE WITH LIGHT AND POWER
- WELL PRESENTED THROUGHOUT
- OPEN FIRE
- ALL MAINS SERVICES
- COMBI BOILER REPLACED IN 2018
- EPC TO FOLLOW

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DESCRIPTION:

Pydar Close is known locally as one of Newquay's most desirable, family friendly residential streets, comprising of well kept properties on well spaced out generous plots with established gardens within walking distance of Tretherras School.

Pydar Close sits on the outskirts of Newquay providing easy access in and out of the main town which is a vibrant coastal town offering a diverse range of shops, cafes, bars and restaurants. Porth is the closest beach; a beautiful sheltered and sandy cove with an array of cafes, a boutique clothing store and a pub right on the beach. The nearest day to day shopping area can be found at Chester Road where there is a good range of amenities including a convenience store, post office, choice of cafes and banks.

This semi-detached, three bedroom family home occupies a generous plot with driveway parking for three cars. The accommodation is bright and spacious with the added benefit of a garage and Summer House.

A neat entrance guides you into the lounge diner which is dual aspect allowing for an abundance of natural light from both sides. This is a gorgeous family room with an open fire and ample space for lounge and dining furniture.

The kitchen, at the rear has a door to the garden and a good range of modern grey units with space for a dish washer and tall fridge freezer. There's also an integrated oven and gas hob.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear. The bedrooms are all a good size with modern decor. Also, on the first floor the family bathroom is fully tiled and well presented with a Bath and electric shower over. There's a separate WC next door with the potential to knock through and create one larger bathroom if required. This property has gas central heating and upvc double glazing throughout. The combination boiler is in a cupboard in the third bedroom and was replaced in 2018. You will find loft access from the landing area and also a airing cupboard. The loft is partly boarded, with a light and a loft ladder.

Externally, at the front there's driveway parking for three cars and access to the garage which has plumbing for a washing machine and space for a tumble dryer. At the rear, the garden is fully enclosed with access down the side to the front. It is terraced to make the most of the afternoon and evening sun with many interesting areas to enjoy and explore including a Summer House which has power, some planted borders and a decked terrace. The garden shed and Summer House are included in the sale.

In summary, there is a lot to love about this family home! The location is super convenient for family life, the accommodation is spacious, there's ample parking and a sunny garden!

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Entrance

1.88m x 1.27m (6'2 x 4'2)

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Lounge Diner

7.75m x 3.25m (25'5 x 10'8)

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Kitchen

3.23m x 2.54m (10'7 x 8'4)

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Bedroom 1

4.34m x 2.64m (14'3 x 8'8)

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Bedroom 2

3.28m x 3.10m (10'9 x 10'2)

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Bedroom 3

3.43m x 2.64m (11'3 x 8'8)

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Bathroom

2.13m x 1.42m (7'0 x 4'8)

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WC

1.45m x 0.79m (4'9 x 2'7)

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Garage

5.36m x 2.57m (17'7 x 8'5)

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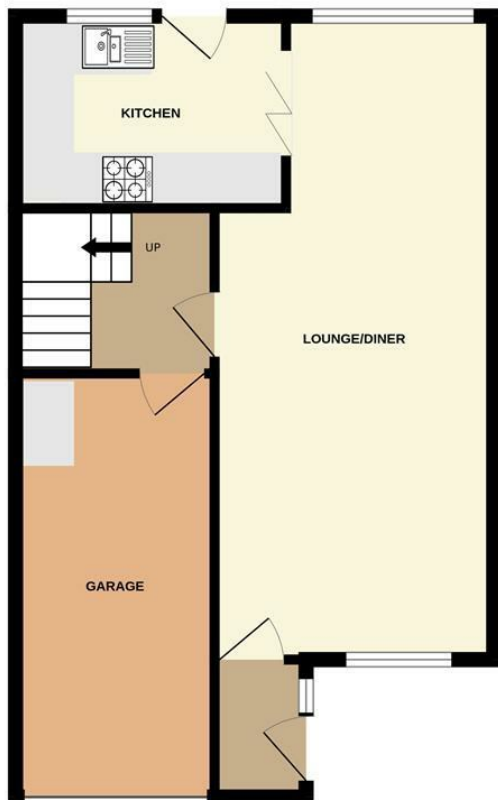
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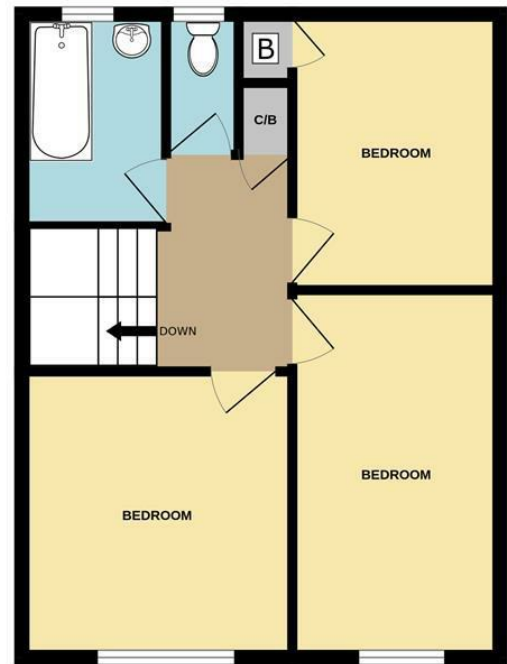
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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

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

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