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## 10 Stret Caradoc, Newquay TR7 1GE

**£380,000**

A GORGEOUS EXAMPLE OF AN IMMACULATE THREE BEDROOM FAMILY HOME. THIS PROPERTY OFFERS FAMILY FRIENDLY LIVING ACCOMMODATION WITH A GARAGE AND A NEAT LOW MAINTENANCE GARDEN LOCATED ON THE HIGHLY DESIRABLE DUCHY OF CORNWALL 'TREGUNNEL' ESTATE WITHIN WALKING DISTANCE OF FISTRAL BEACH AND THE MAIN TOWN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- THREE BEDROOM FAMILY HOME
- GARAGE AND PARKING
- LOW MAINTENANCE, FULLY LANDSCAPED REAR GARDEN
- PRESENTED TO A FLAWLESS STANDARD
- DISTANT RURAL VIEWS FROM THE FIRST FLOOR
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- EASY WALKING DISTANCE TO THE TOWN CENTRE AND FISTRAL BEACH
- ALL MAINS SERVICES

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#### DESCRIPTION:

Don't miss out on the opportunity to make this gorgeous house your new home! Embrace the tranquillity of Tregunnel and the vibrant community of Newquay. Book a viewing today and step into the lifestyle you've been dreaming of where you can walk to the River Gannel with your paddle board, wander over to Fistral Beach with the family or stroll into the town for a coffee.

The Duchy of Cornwall Tregunnel Estate really does offer the best of both worlds; just a short stroll into the vibrant town of Newquay yet surrounded by the most stunning coastline that Newquay has to offer. The River Gannel is a truly beautiful place to be enjoyed by the whole family, there are many idyllic spots to have a picnic, go crabbing with the children and for the more active, take advantage of the high tides for a spot of paddle boarding or kayaking. At low tide, you can walk across the sandy river bed to Crantock and when the tide is in, the infamous fern pit ferry will safely take you across the river to Crantock which has a gorgeous sandy beach and some lovely restaurants and bars.

This three bedroom family home is tucked away in a quieter part of the estate. It has been lovingly cared for by the current owners and offers spacious, flawlessly presented accommodation. A bright and welcoming hallway with stairs to the first floor guides you into this property. On the left, you will find the dual aspect living room which has doors to the rear garden, a brilliant family room with ample space for the whole family to relax. On the other side, you will find the kitchen diner again, with the benefit of dual aspect windows allowing for an abundance of natural light. There's a door to the rear hallway and a range of white gloss units with space for a washing machine and an integrated dish washer, fridge, freezer and oven. There's ample space for a dining table and some useful additional storage. Off from the kitchen, you will find a useful cloakroom and space for coats and shoes with access to the rear garden.

All three bedrooms can be found on the first floor. The two at the front enjoy open rural views and built in storage. Also on the first floor, you will find the bathroom which has a bath with a shower over. Off from the landing, there's access to the loft and an additional cupboard.

This property has gas central heating and wooden double glazed windows. It is presented to a superb standard throughout with a mixture of carpets and tiled floor complimented by fresh, white decor throughout.

Externally, the rear garden is low maintenance with a mixture of paving slabs and decking. There are two useful sheds and an elevated terraced area perfect for enjoying the afternoon and evening sun. Beyond the back gate is a single garage that has been split and has a mezzanine level and parking for one car.

In summary, this is a brilliant family home, located in a highly sought after location and presented to a superb standard ....the perfect family home by the sea!

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Hallway  
1.63m x 1.14m (5'4 x 3'9)

Kitchen Diner  
5.94m x 2.62m (19'6 x 8'7)

Lounge  
5.94m x 3.07m (19'6 x 10'1)

Bedroom 1  
4.09m x 3.23m (13'5 x 10'7)

Bedroom 2  
3.40m x 2.74m (11'2 x 9'0)

Bedroom 3  
2.54m x 2.18m (8'4 x 7'2)

Bathroom  
2.46m x 1.65m (8'1 x 5'5)

Garage  
6.15m x 2.92m (20'2 x 9'7)

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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		83	93
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	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
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.

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