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**10 Parkland Close, Newquay TR7 3ED**

**£340,000**

AN EXCEPTIONALLY SPACIOUS AND FLEXIBLE TWO DOUBLE BEDROOM DETACHED BUNGALOW LOCATED IN A QUIET TUCKED AWAY LOCATION ON THE OUTSKIRTS OF ST COLUMB MINOR VILLAGE CLOSE TO SCHOOLS AND PORTH BEACH. THIS PROPERTY HAS A NEAT, ENCLOSED LOW MAINTENANCE GARDEN, AMPLE DRIVEWAY, A GARAGE AND IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 2 / BEDROOMS: 2 / BATHROOMS: 1

**FEATURES:**

- DETACHED TWO DOUBLE BEDROOM BUNGALOW
- EXCEPTIONALLY SPACIOUS THROUGHOUT
- GARAGE AND AMPLE DRIVEWAY PARKING
- ALL MAINS SERVICES
- NO ONWARD CHAIN
- FLEXIBLE ADDITIONAL ROOM IDEAL FOR WORKING FROM HOME
- ENCLOSED, PRIVATE REAR GARDEN
- EASY WALKING DISTANCE TO SCHOOLS
- CLOSE TO PORTH BEACH

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#### DESCRIPTION:

This property is located in a quiet tucked away location on the outskirts of the village of St Columb Minor which is quaint, popular and steeped in history. It lies approximately two miles from the main town of Newquay and has a good range of day to day amenities including a Co-op, a post office, a barbers and a popular family friendly pub. The community within St Columb Minor is thriving, within the village there is very well thought of Primary School and Treviglas Academy for secondary education. The nearest beach is at Porth and is popular with families being sheltered by headlands on both sides. It is approximately a 15 minute walk away and you will find a family friendly pub on the beach and a number of cafes.

With spacious, flexible accommodation, this property will appeal to a wide variety of buyers. The plot is generous and the accommodation is well laid out.

A neat and welcoming entrance hallway gives access to the inner hallway and also direct access to the rear where you will find the integral garage, a useful additional room that could be utilised as an excellent 'work from home' space with an additional WC and access to the rear garden.

The lounge which has a picture window to the front is a brilliant family sized room with a gas feature fire. On the other side, the kitchen diner enjoys a southerly aspect with an abundance of natural light. There's a good range of white, wood effect units with a dishwasher, integrated oven and electric hob. There's ample space for a dining table and further potential to open this whole area up subject to necessary regulations.

Both bedrooms are generous doubles one with a built in wardrobe, both with windows overlooking the rear garden. The shower room is bright and modern with a shower cubicle, wc and wash basin. Within this room, there's an airing cupboard housing the combination boiler.

This property has gas central heating throughout with upvc double glazed windows. The boiler was last serviced in November 2023. The loft is partly boarded and has the advantage of a pull down ladder.

Externally, at the front there's ample driveway parking with access to the garage which has an electric door. At the rear, the garden is enclosed, sheltered and private with a patio, a lawned area and some well established borders.

In summary, this property offers huge potential offering many options to a buyer looking to put their own stamp on a home in a brilliant location WITH NO UPWARD CHAIN.

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Hallway  
7.44 x 0.91 (24'4" x 2'11")

.

Lounge  
7.16m x 4.78m (23'6" x 15'8")

.

Kitchen Area  
3.40m x 2.54m (11'2" x 8'4")

.

Dining Area  
2.64m x 2.31m (8'8" x 7'7")

.

Bedroom 1  
3.61m x 3.58m (11'10" x 11'9")

.

Bedroom 2  
3.58m x 2.67m (11'9" x 8'9")

.

Shower Room  
2.64m x 1.98m (8'8" x 6'6")

.

Utility/2nd Reception Room  
3.48m x 2.44m (11'5" x 8'0")

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Garage  
7.14m x 2.39m (23'5" x 7'10")

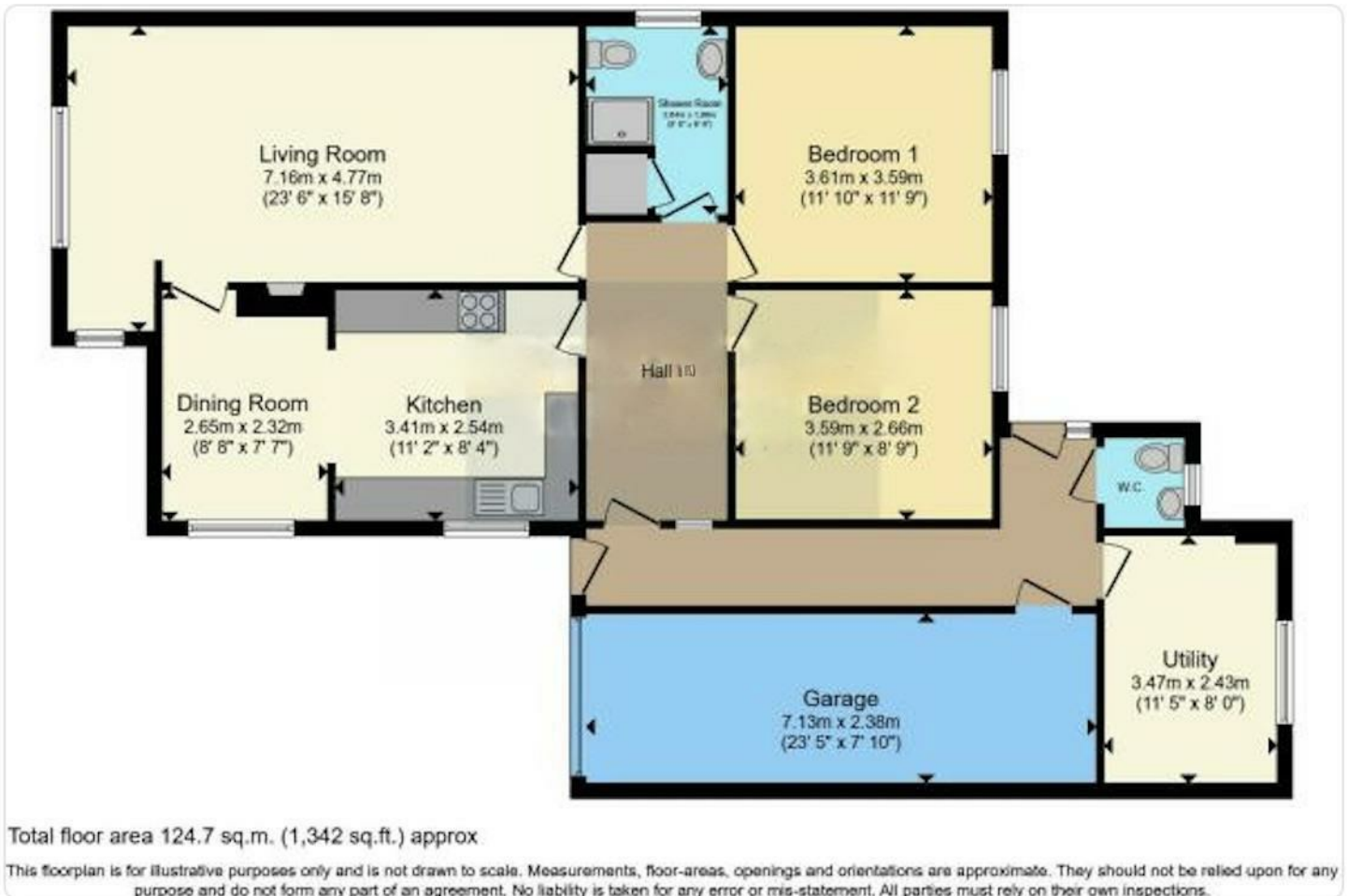
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FLOORPLAN:



| 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>  |                         |           |
| Not energy efficient - higher running costs | (1-20) <b>G</b>   |                         |           |
|   |                   | <b>58</b>               | <b>81</b> |
| 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>  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) <b>G</b>   |                         |           |
| 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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