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## 60 Chynance Drive, Newquay TR7 2DY

**£250,000**

A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OPEN COUNTRYSIDE VIEWS AND A GORGEOUS, MATURE SOUTHERLY FACING GARDEN IN A HIGHLY DESIRABLE, TUCKED AWAY LOCATION WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, FISTRAL BEACH AND THE RIVER GANNEL. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

### FEATURES:

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- GORGEOUS SOUTHERLY FACING GARDEN
- NO ONWARD CHAIN
- BOTH BEDROOMS WITH DUAL ASPECT WINDOWS
- ADDITIONAL GROUND FLOOR RECEPTION ROOM
- OWNED SOLAR PANELS
- SPACIOUS KITCHEN DINER
- EASY WALKING DISTANCE TO THE TOWN CENTRE AND BEACHES
- IDEAL FOR FTB AND SMALLER FAMILIES

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#### DESCRIPTION:

Chynance Drive is a well located, convenient street, tucked away from the hustle and bustle yet within walking distance of the town centre, schools and many beaches. This area provides 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. It is situated on the fringes of Newquay and within walking distance of the beautiful River Gannel. Homes in this quiet location do not come onto the market that often, it's very popular with families with easy access to many of Newquay's attractions and within walking distance of Trenance Learning Academy.

This two double bedroom 'chain free' house occupies a corner plot with a southerly facing well established rear garden. There are open views to be enjoyed from the first floor windows, looking towards the River Gannel.

The front door opens into a useful porch and hallway with stairs to the first floor. On the left, with a window to the front the dual aspect lounge is a good size family room with ample space for plenty of furniture and a gas fire. At the rear, the kitchen diner is a great size and has a generous range of cupboards with fully integrated appliances including a fridge freezer, washing machine, dish washer, eye level double oven and gas hob complimented by a tiled floor. Beyond the kitchen, you will find a useful additional reception room; a versatile space with access too the rear garden via sliding patio doors.

Both double bedrooms can be found on the first floor, both are dual aspect with built in storage with the rear facing bedroom enjoying views towards the River Gannel and the countryside beyond. Also, on the first floor the bathroom has a bath with a shower over and wash basin with a separate wc next door. Off from the landing area is an airing cupboard and access to the loft.

There are upvc double glazed windows and gas central heating throughout. The boiler is located in the entrance porch.

Externally, at the rear, the garden faces southerly, is mature and beautifully stocked with an abundance of plants and shrubs. There's also a shed with a power supply and an elevated decked area. At the front, the garden is neat and easy to look after with a lawned area and some mature trees offering plenty of privacy. There's unrestricted on street parking on Chynance Drive

To summarise, this really is a great property in a very convenient and desirable location WITH NO ONWARD CHAIN! It is perfect for first time buyers, small families or investors.

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Porch  
1.68m x 1.65m (5'6 x 5'5)

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Hallway  
1.65m x 1.57m (5'5 x 5'2)

/

Lounge  
4.04m x 3.76m (13'3 x 12'4)

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Kitchen Diner  
5.03m x 3.20m (16'6 x 10'6)

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Additional Reception Room  
4.78m x 2.26m (15'8 x 7'5)

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Bedroom 1  
4.04m x 3.10m (13'3 x 10'2)

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Bedroom 2  
2.59m x 2.46m (8'6 x 8'1)

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Bathroom  
1.65m x 1.57m (5'5 x 5'2)

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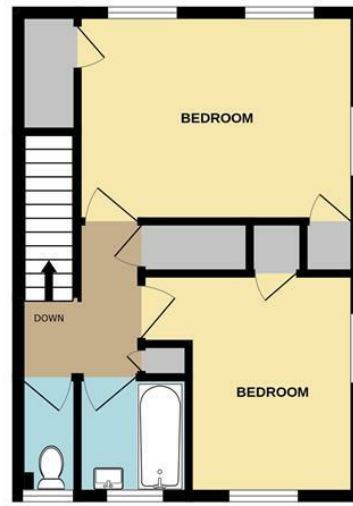
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FLOORPLAN:

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) <b>A</b>	78	80
(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		
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	

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