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St Newlyn East Cottage 15a Halt Road, St. Newlyn East TR8 5LL

£280,000

A BRILLIANT EXAMPLE OF A ONE YEAR OLD TWO-BEDROOM COTTAGE LOCATED IN THE HIGHLY DESIRABLE, CONVENIENTLY POSITIONED VILLAGE OF ST NEWLYN EAST. THIS PROPERTY HAS DRIVEWAY PARKING AND A NEAT ENCLOSED SOUTH WESTERLY FACING GARDEN, IDEAL FOR FTB OR AS A HOLIDAY HOME OFFERED WITH NO ONGOING CHAIN

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

FEATURES:

- GORGEOUS TWO DOUBLE BEDROOM COTTAGE
- JUST ONE YEAR OLD OFFERING A HIGH END FLAWLESS FINISH
- ENCLOSED, LOW MAINTENANCE 'SUN-TRAP' SOUTH WESTERLY FACING GARDEN
- DRIVEWAY PARKING
- IDEAL FOR FIRST TIME BUYERS
- AIR SOURCE HEAT PUMP
- NO ONWARD CHAIN
- QUAIN VILLAGE LOCATION
- TEN YEAR ABC STRUCTURAL WARRANTY

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DESCRIPTION:

Welcome to 'St Newlyn East Cottage', a one year old cottage located within the quaint village of St Newlyn East and only 15 minutes drive from Newquay, it is within easy reach of the Primary School. St Newlyn East has a locally renowned butchers, a local shop, a Primary School and a family friendly pub whilst the highly sought after coastal town of Newquay is just 6 miles away .and is hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy!

The vibrant town of Newquay offers an array of cafes, restaurants and bars with a good range of shops. The closer villages of Crantock and Cubert have a more relaxed feel with good day to day amenities and some of the most beautiful coastline and countryside on the north coast.

This property offers a superb standard of accommodation with a real feel of luxury throughout. The finish is high quality complimented by a sleek kitchen and bathroom with sumptuous carpets.

The front door opens into the kitchen diner with stairs to the first floor and is open-plan to the lounge area which is dual aspect and filled with natural light. Practically, the kitchen area is a great size with a generous range of white gloss units with space for a dishwasher. The fridge, oven and electric hob are integrated. A breakfast bar loosely splits this area and creates a great social spot to enjoy breakfast on the run or a glass of wine with friends. There's ample space in this area for cooking, dining and relaxing and with the doors open, the patio entices you out to the southerly facing garden which really is just an extension of the living space.

Off from the kitchen, you will find a useful cloakroom and an under stairs cupboard with space and plumbing for a washing machine.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. Both are presented to a superb standard with luxury carpets. The second bedroom is currently arranged as a dressing room/walk in wardrobe but is a great size double bedroom if required. (The wardrobes in both bedrooms are included in the sale.)

This property has upvc double glazed windows and electric heating powered by an air source heat pump The boiler is located in the cupboard off from the landing.

Externally, at the front there is parking for one car and at the rear the fully enclosed garden is south westerly facing and private with a astro-turfed area and a good size patio with access to the front.

In summary, this property is presented to the highest standard, located in a quaint village only a short drive to the sea and would be ideal for first time buyers, investors or for those looking for a bolt hole in a gorgeous, highly desirable village. Offered with no onward chain.

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Kitchen Area
4.17m x 3.53m (13'8 x 11'7)

Lounge Area
3.84m x 3.53m (12'7 x 11'7)

Cloakroom
1.52m x 0.84m (5'0 x 2'9)

Bedroom 1
3.56m x 2.51m (11'8 x 8'3)

Bedroom 2
3.51m x 2.74m (11'6 x 9'0)

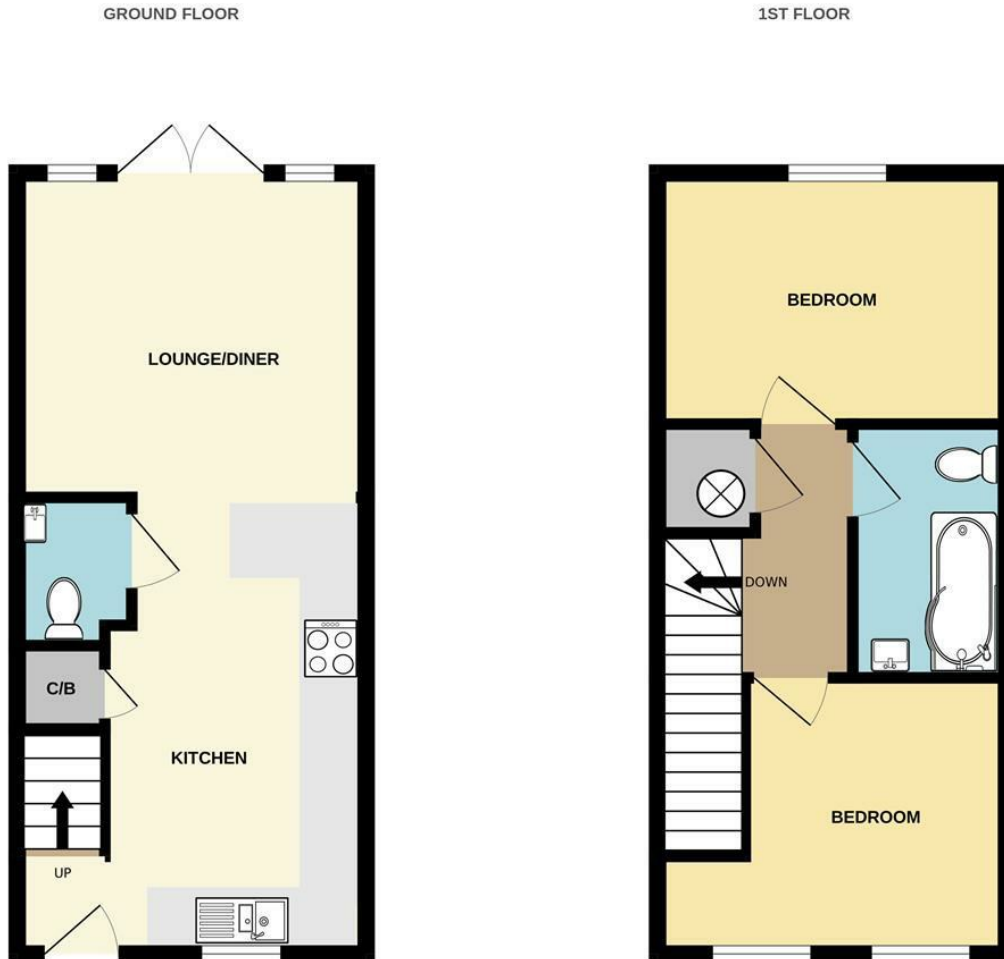
Bathroom
2.57m x 1.52m (8'5 x 5'0)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	86	100
(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	(92-100) 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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