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42 Vyvyan Drive, Newquay TR8 4NF

£210,000

A WELL PRESENTED TWO BEDROOM DORMER STYLE BUNGALOW WITH PARKING FOR TWO CARS AND AN ENCLOSED, PRIVATE REAR GARDEN. THIS PROPERTY IS WELL PRESENTED THROUGHOUT AND WOULD SUIT FIRST TIME BUYERS OR INVESTORS.

PROPERTY TYPE: House - Terraced

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

FEATURES:

- TWO BEDROOM TERRACED HOUSE
- NEAT, ENCLOSED REAR GARDEN
- ALLOCATED PARKING FOR TWO CARS
- VERY WELL PRESENTED THROUGHOUT
- MANY UPGRADES AND IMPROVEMENTS
- TUCKED AWAY FROM PASSING TRAFFIC IN A QUIET CUL DE SAC

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

Welcome to Number Forty Two Vyvyan Drive located within a quiet and highly desirable cul de sac within Quintrell Downs. Within Quintrell Downs, there's a Spar shop and three family friendly pubs. A few minutes further towards Newquay is the increasingly popular Duchy development of Nansledan which has an exciting array of coffee shops and brand new retail outlets. More and more businesses are opening at Nansledan and it has quickly become a very popular destination for shopping and socialising. The closest Primary School is at Nansledan and Treviglas Academy is approximately two miles away.

This property occupies a quiet, tucked away location away from passing traffic. It has been well looked after by the current owner and offers bright, very well presented accommodation with bright, fresh decor, upgraded oak doors and good quality flooring.

The front door opens into the spacious lounge diner which is bright and airy with stairs to the first floor. There's ample space for plenty of lounge and dining furniture and lots of natural light thanks to the full height window at the front. At the rear, the shaker style kitchen which has a door to the rear garden has been upgraded and refitted with solid oak worktops with space for a oven, washing machine and fridge freezer.

Also, on the ground floor, you will find a second bedroom with a window to the rear, a flexible space that could be utilised as a study or second living room.

On the first floor, you will find the double bedroom which has a velux window and plenty of eaves storage with built in wardrobes and a cupboard housing the water tank. The fully tiled bathroom, also on the first floor is bright and modern with bath and shower over and a window to the rear.

This property has one electric night storage heater in the living room and an immersion heater for hot water.

Externally, at the front, there's driveway parking for two cars and at the rear, the garden is private, sheltered and enclosed with a good size patio, a large shed and access to the front via a path.

In summary, this well-presented property would be ideal for first time buyers or investors.

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Lounge
4.06m x 3.18m (13'4 x 10'5)

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Kitchen
2.95m x 2.06m (9'8 x 6'9)

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Bedroom 1
3.81m x 3.23m (12'6 x 10'7)

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Bedroom 2
2.95m x 2.01m (9'8 x 6'7)

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Bathroom
2.03m x 1.75m (6'8 x 5'9)

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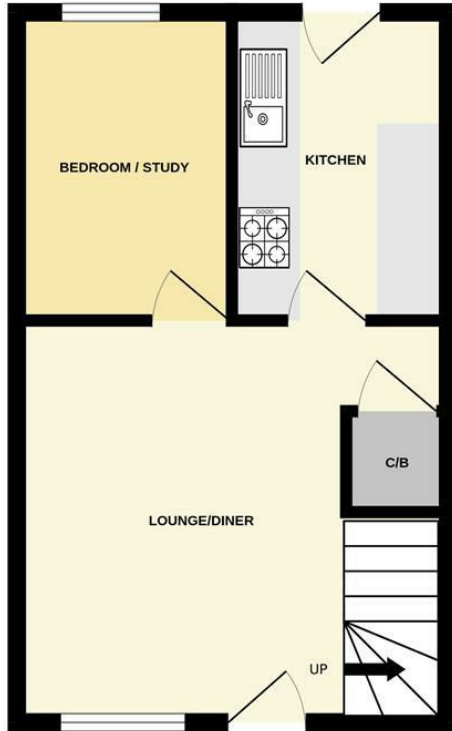
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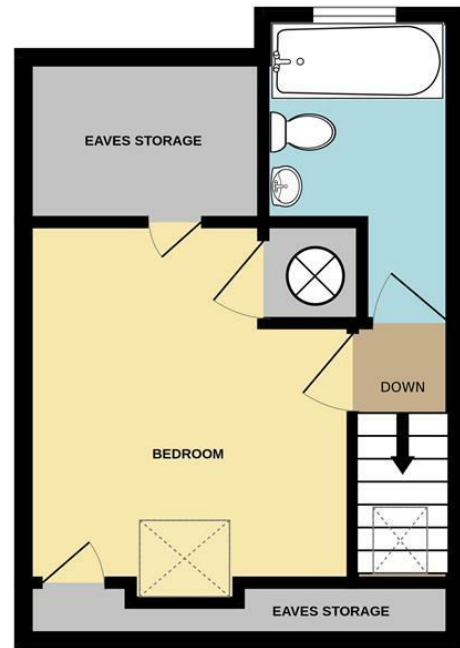
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		88
	(81-91) B		
	(69-80) C		
	(55-68) D	61	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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