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## 5 Stret Euther Penndragon, Newquay TR8 4FB

**£425,000**

AN ATTRACTIVE FIVE BEDROOM END TERRACED TOWN HOUSE OFFERING VERY WELL PRESENTED AND VERSATILE ACCOMMODATION OVER THREE FLOORS WITH A DOUBLE GARAGE AND FLAT SOUTHERLY FACING GARDEN LOCATED CLOSE TO THE ENTRANCE OF THE HIGHLY POPULAR DUCHY OF CORNWALL NANSLEDAN DEVELOPMENT.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 5 / BATHROOMS: 4

### FEATURES:

- FIVE BEDROOM FAMILY HOME
- VERY WELL PRESENTED THROUGHOUT
- DOUBLE GARAGE
- SOUTHERLY FACING GARDEN
- WELL LOCATED AT THE GATEWAY TO NANSLEDAN
- SPACIOUS, FAMILY FRIENDLY ACCOMMODATION
- REMAINDER OF NHBC WARRANTY
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- FRESHLY PAINTED SUMMER 2024
- NEWLY FITTED LOG BURNER

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#### DESCRIPTION:

Welcome to Number Five Stret Euther Penndragon located at the gateway to Nansledan...The jewel in Newquay's crown! Just a short distance from the bohemian town centre, The Duchy Estate of Nansledan is set to become a thriving town of 4000 homes with a buzzing high street full of local shops and cafes with something to suit every taste!

With a well respected Primary School and plenty of green space, Nansledan is the ideal location for families, only two miles away from Newquay which offers a vibrant range of shops, cafes and bars. Some of the most beautiful surfing beaches and coastline in north Cornwall can be found here. On the eastern edge of Nansledan, Trewolek Meadow occupies a large area of farmland locally known as the SANG which provides a haven for wildlife and a beautiful spot to keep tails wagging and children happy!

This property, which was freshly re-painted in the Summer of 2024 is well located close to the entrance of Nansledan with easy access to the main town of Newquay and the nearby beaches. It has been well looked after for by the current owners from new and offers bright spacious accommodation over three floors.

The front door guides you into a generous hallway with stairs to the first floor and a useful under stairs storage cupboard. Off the hallway to the right is the kitchen/breakfast room with a window to the front, offering a generous range of modern white gloss units with an integrated fridge freezer, washing machine and dish washer with an eye level double oven and gas hob.

At the end of the hallway there's a useful cloakroom and at the rear you will find the L shape lounge diner with French doors welcoming you out to the rear garden. This room has a cosy feel with ample space for lounge and dining furniture with the added luxury of a newly fitted log burner, ideal for those cosy winter evenings where you can all sit and relax with the family.

Two of the bedrooms can be found on the first floor and both have en suite shower rooms and ample space for storage. There's also a useful cupboard off from the landing. On the second floor, you will find three further bedrooms and a family bathroom which is immaculately presented and has a bath with a shower attachment. There is also a cupboard off from the landing housing the hot water tank.

Externally, there's a neat front garden with wrought iron railings. The rear garden faces southerly and is predominantly flat with a good size lawn and a decked area. There is a door from the garden providing access to the double garage which has light, power and plenty of storage above.

In summary, this property is well located within Nansledan and offers huge flexibility with the added benefit of a double garage and southerly facing garden.

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Cloakroom

1.96m x 0.99m (6'5 x 3'3)

Kitchen Diner

3.35m x 2.74m (11'0 x 9'0)

Lounge

5.41m x 4.50m irregular shape (17'9 x 14'9 irregular shape)

Bedroom

4.80m x 2.90m (15'9 x 9'6)

En Suite

2.06m x 1.37m (6'9 x 4'6)

Bedroom

4.80m x 2.74m (15'9 x 9'0)

En Suite

2.06m x 1.32m (6'9 x 4'4)

Bedroom 2nd floor

5.49m x 2.34m (18'0 x 7'8)

Bedroom 2nd floor

3.96m x 2.95m (13'0 x 9'8)

Bedroom 2nd floor

2.92m x 1.32m (9'7 x 4'4)

Bathroom 2nd floor

2.74m x 2.36m (9'0 x 7'9)

Double Garage

5.97m x 5.87m (19'7 x 19'3)

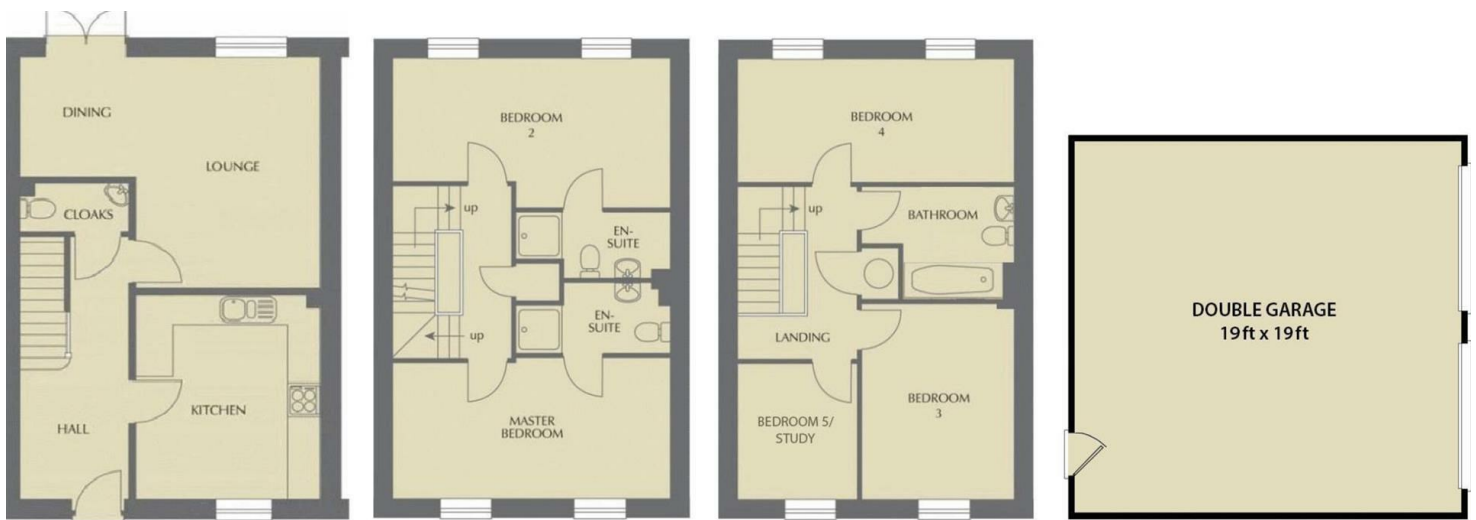
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FLOORPLAN:



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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	85	92
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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