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21 Gear Drive, Quintrell Downs TR8 4WG

£255,000

A BRILLIANT TWO DOUBLE BEDROOM SEMI DETACHED HOUSE PRESENTED TO A FLAWLESS STANDARD WITH A SOUTHERLY FACING GARDEN AND PARKING FOR TWO CARS, LOCATED IN A TUCKED AWAY POSITION AWAY FROM PASSING TRAFFIC, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- SEMI DETACHED TWO BEDROOM HOUSE
- NEW IN 2014
- PARKING FOR TWO CARS AT THE REAR
- NEAT, SOUTHERLY FACING GARDEN
- NO ONWARD CHAIN
- AIR SOURCE HEAT PUMP
- PERFECT FOR FIRST TIME BUYERS
- PRESENTED TO AN IMMACULATE STANDARD

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DESCRIPTION:

Welcome to Number Twenty One Gear Drive, an immaculate two double bedroom house tucked away in a quiet spot away from any passing traffic on the edge of Newquay. This estate is as popular as ever, appealing to many different buyers with a mixture of well presented bungalows and houses. Within Quintrell Downs, there's a Spar shop with a Post Office, three family friendly pubs, a regular bus service and a train station. Newquay Garden Centre is a few minutes walk away and has a very popular cafe. A few minutes further towards Newquay, you will find the new and super popular Rems Cafe and the increasingly popular Duchy development of Nansledan which has an exciting array of coffee shops, a Montessori Nursery and brand new retail outlets. More and more businesses are opening at Nansledan and it has become a very popular destination for shopping and socialising. The closest Primary School is at Nansledan and Treviglas Academy is approximately one mile away.

A spacious welcoming hallway with a useful cloakroom guides you into the kitchen on the left which offers a generous range of cream shaker style cupboards complimented by a granite effect work top with an integrated oven and electric hob and space for a fridge freezer and washing machine.

At the rear with doors opening into the garden the lounge diner is an inviting room bathed in all day sunshine. There's ample space for a dining table and plenty of lounge furniture and with the doors open the 'sun-trap' patio really is just an extension of the living room.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. The second bedroom has a large storage cupboard. Also, on the first floor the family bathroom has a bath with a shower over and is immaculately presented.

This property has an air source heat pump for heating. The decor and carpets are all modern, neutral and in excellent condition.

Externally, at the front the property faces a beautiful green area, well away from any passing traffic. The rear garden is southerly facing and predominantly level with a lawned area and some well established planted borders, a large patio area and a garden shed with access to the parking area at the rear where there's two tandem spaces.

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Hallway
3.91m x 2.08m (12'10 x 6'10)

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Kitchen
2.79m x 1.50m (9'2 x 4'11)

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Cloakroom
1.47m x 0.99m (4'10 x 3'3)

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Lounge Diner
4.50m x 3.76m (14'9 x 12'4)

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Bedroom 1
3.76m x 3.33m (12'4 x 10'11)

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Bedroom 2
3.76m x 2.69m (12'4 x 8'10)

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Bathroom
2.24m x 1.70m (7'4 x 5'7)

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		96
	(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 plus) 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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