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7 Bownder Sarras, Newquay TR7 1GQ

£325,000

A GREAT EXAMPLE OF A VERY WELL PRESENTED THREE BEDROOM FAMILY HOME. THIS PROPERTY OFFERS FAMILY FRIENDLY LIVING ACCOMMODATION WITH TWO ALLOCATED PARKING SPACES AND A NEAT LOW MAINTENANCE WESTERLY FACING GARDEN LOCATED ON THE HIGHLY DESIRABLE DUCHY OF CORNWALL 'TREGUNNEL' ESTATE WITHIN WALKING DISTANCE OF FISTRAL BEACH AND THE MAIN TOWN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- THREE BEDROOM END OF TERRACE HOUSE
- TWO ALLOCATED PARKING SPACES
- WESTERLY FACING LOW MAINTENANCE GARDEN
- HIGHLY DESIRABLE DUCHY OF CORNWALL DEVELOPMENT
- TUCKED AWAY IN A QUIETER PART OF THE ESTATE
- EASY WALKING DISTANCE TO THE TOWN CENTRE AND FISTRAL BEACH

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DESCRIPTION:

Welcome to Number Seven Bownder Sarras; the ideal spot to embrace the tranquillity of Tregunnel and the vibrant community of Newquay. Book a viewing today and step into the lifestyle you've been dreaming of where you can walk to the River Gannel with your paddle board, wander over to Fistral Beach with the family or stroll into the town for a coffee.

The Duchy of Cornwall Tregunnel Estate really does offer the best of both worlds; just a short stroll into the vibrant town of Newquay yet surrounded by the most stunning coastline that Newquay has to offer. The River Gannel is a truly beautiful place to be enjoyed by the whole family, there are many idyllic spots to have a picnic, go crabbing with the children and for the more active, take advantage of the high tides for a spot of paddle boarding or kayaking. At low tide, you can walk across the sandy river bed to Crantock and when the tide is in, the infamous fern pit ferry will safely take you across the river to Crantock which has a gorgeous sandy beach and some lovely restaurants and bars.

This three bedroom end of terrace family home is tucked away in a quieter part of the estate. It has been well cared for by the current owners and offers spacious, well presented accommodation. A bright and welcoming hallway with stairs to the first floor and a useful cloakroom guides you into this property. On the right, you will find the living room which has a window to the front, a brilliant family room with ample space for the whole family to relax. At the rear, you will find the kitchen diner, with a door to the rear garden offering a generous range of white gloss units with space for a washing machine, dish washer and fridge freezer with an integrated oven and gas hob There's ample space for a dining table and some useful additional storage.

All three bedrooms can be found on the first floor. There's two doubles and a single all presented to a great standard with good quality carpets and modern decor. Also on the first floor, you will find the bathroom which has a bath with a shower over. Off from the landing, there's access to the loft and an additional cupboard.

This property has gas central heating and wooden double glazed windows. It is presented to a superb standard throughout with a mixture of carpets and tiled floor complimented by fresh, modern decor throughout

Externally, the rear garden is low maintenance and westerly facing with with a large patio, a small patch of grass and a garden shed enjoying plenty of afternoon and evening sun. At the front, there's allocated parking for two cars.

This property is held on a 100 year lease with 90 years remaining.

The estate is managed by Firstport

The lease charge is £34.60 pcm to include buildings insurance and ground rent

In summary, this is a brilliant family home, located in a highly sought after location and presented to a superb standardthe perfect family home by the sea!

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Living Room
4.46 x 2.89 (14'7" x 9'5")

Kitchen Diner
5.55 x 3.13 (18'2" x 10'3")

Bedroom 1
3.56 x 2.78 (11'8" x 9'1")

Bedroom 2
3.56 x 2.65 (11'8" x 8'8")

Bedroom 3
2.70 x 2.20 (8'10" x 7'2")

Bathroom
2.25 x 1.89 (7'4" x 6'2")

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FLOORPLAN:



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	91
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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