

"Estate Agency is evolving...evolve with us"



9 Boathouse Terrace, Spitfire Row, St. Eval PL27 7FU

£280,000

A SUPERB EXAMPLE OF A THREE BEDROOM FAMILY HOME WITH TWO ALLOCATED PARKING SPACES AND A SUNNY, FLAT LOCATED IN THE 'NEW CHURCH TOWN' DEVELOPMENT AT ST EVAL JUST A FEW MILES FROM NEWQUAY AND PADSTOW.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- BRILLIANT THREE YEAR OLD, THREE BEDROOM FAMILY HOME
- ALLOCATED PARKING FOR TWO CARS
- LOCATED DIRECTLY OPPOSITE THE GREEN
- LOCATED BETWEEN PADSTOW AND NEWQUAY
- REMAINDER OF TEN YEAR NHBC GUARANTEE
- PRESENTED TO A GREAT STANDARD
- GENEROUS, FLAT GARDEN

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Boathouse Terrace is located at St Eval within the highly desirable 'New Church Town' development, midway between Padstow and Newquay, less than 5 miles from the beautiful north Cornish coast. The village of St Eval boasts a long history. Evidence of Trevisker pottery – found in an excavation 60 years ago – suggests that St Eval was the first Bronze Age settlement of its type in the UK. The local primary school sits on top of what was once the Trevisker Round and hut settlement.

Within St Eval there is a wonderful community feel and the fact that this development is just a short distance to the local primary school, pre-school and social club makes it very desirable.

This attractive property is just three years old and is in immaculate condition with light, airy spacious family friendly accommodation and a particularly generous low maintenance garden. Located just opposite the green, it's ideal for families with younger children who can play within close proximity to home.

An entrance hallway with stairs to the first floor, two useful storage cupboards and a cloakroom guides you into the kitchen diner which is a great sized family room with a window to the front. There's a generous range of grey, shaker style units with an integrated oven and gas hob with space for a washing machine and fridge freezer complimented by attractive, practical flooring.

The lounge, at the rear spans the entire width of the property with doors opening onto the patio. The on-trend decor creates a cosy atmosphere and there's ample space for the whole family to relax and unwind after work and school. In the summer, with the doors open, the garden really is just an extension of the living area.

All three bedrooms can be found on the first floor where there are two doubles and a single, one at the front and two at the rear. The family bathroom is beautifully tiled with a bath and shower over, a wc and wash basin. Also, from the first floor, there's access to the loft. This property has gas central heating powered by a combination boiler located within the hallway cupboard.

There's an annual freehold management fee of around £133.00 for the upkeep of the roads and street lighting.

Externally, the garden at the rear is low maintenance and family friendly with a patio area and an area of lawn with a metal shed, big enough for children to play and for parents to enjoy the sunshine. At the rear of the garden, there's two allocated parking spaces and at the front, the parking is unrestricted.

In summary, this family home is perfectly located to enjoy the best of Cornwall! Only a few miles from the coast and the beautiful towns of Newquay and Padstow, this property would make a fabulous permanent residence or holiday home. It's perfect for families, being located directly opposite the green is a real bonus and the accommodation is bright, spacious and ready to move into.

Hallway
5.84m x 2.01m (19'2 x 6'7)

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Kitchen Diner
4.39m x 2.59m (14'5 x 8'6)

Lounge
4.80m x 3.20m (15'9 x 10'6)

Cloakroom
1.93m x 1.02m (6'4 x 3'4)

Bedroom 1
4.80m x 2.59m (15'9 x 8'6)

Bedroom 2
4.39m x 2.59m (14'5 x 8'6)

Bedroom 3
3.00m x 2.11m (9'10 x 6'11)

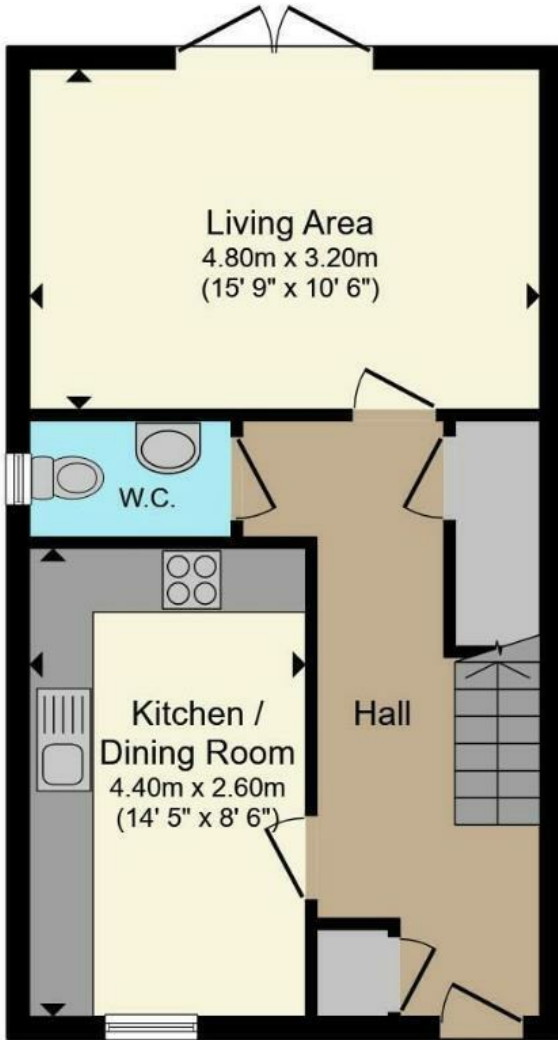
Bathroom
2.34m x 1.70m (7'8 x 5'7)

01637 877754

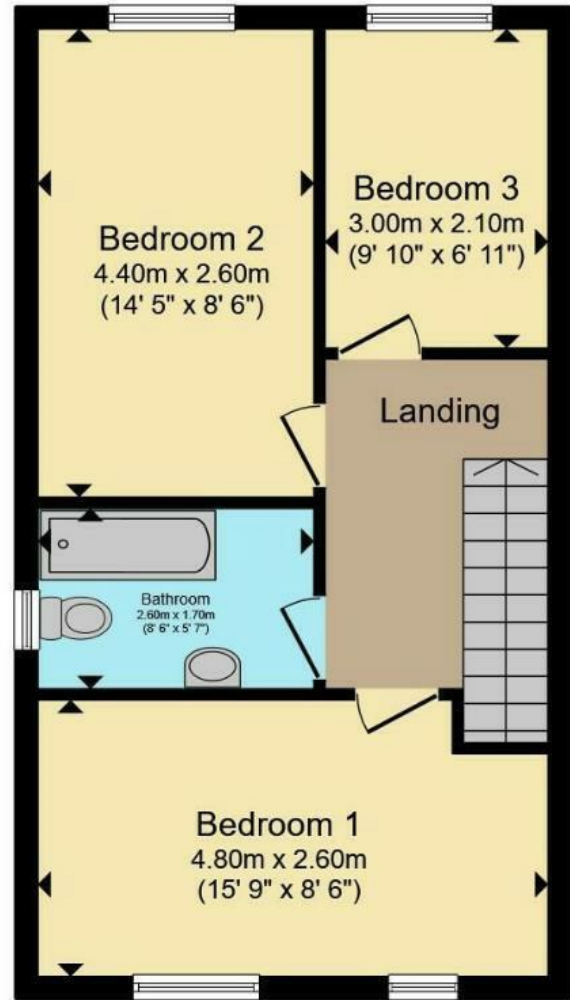
info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
85	96

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.