

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



10 Kerdhva Treweythek, Newquay TR8 4GA

£225,000

OFFERED WITH NO ONWARD CHAIN

A TWO DOUBLE BEDROOM END OF TERRACE PROPERTY PRESENTED TO THE HIGHEST STANDARD LOCATED IN A POPULAR MODERN DEVELOPMENT ON THE EDGE OF NEWQUAY WITH PARKING AND A LOW MAINTENANCE SHELTERED REAR GARDEN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

FEATURES:

- IMMACULATE TWO DOUBLE BEDROOM PROPERTY
- POPULAR FAMILY FRIENDLY AREA
- BEAUTIFULLY LANDSCAPED LOW MAINTENANCE GARDEN
- ALLOCATED PARKING
- NO ONWARD CHAIN
- DOWNSTAIRS WC
- PRESENTED TO THE HIGHEST STANDARD
- OPEN PLAN LIVING AREA

01637 877754

info@momovenewquay.co.uk

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



DESCRIPTION:

Welcome to Number Ten Kerdhva Treweythek, a flawlessly presented two double bedroom end of terraced house. Offered with no onward chain, this charming property is perfect for first time buyers with open plan living accommodation and the added benefit of no onward chain

Conveniently positioned within the popular Goldings development on the edge of Newquay, this property offers easy access in and out of Newquay just a mile and a half from the main town centre and many beaches. Within a few minutes walk you will find an array of amenities including a Morrisons supermarket, a Lidl and a McDonald's. A little further down the road is Prow Park which offers a great range of take aways, a hair/beauty salon and various other amenities including a gym. In the other direction is the locally renowned Farm Shop just a few minutes on foot where you can buy a tasty pasty and various other delights! There's a well kept green area and children's play area within the estate.

This property has been lovingly cared for from new by the current owners. It offers well proportioned, bright accommodation.

A neat and welcoming entrance hallway with stairs to the first floor guides you in to the open plan kitchen lounge diner. This dual aspect area offers ample space for cooking and relaxing with a well equipped kitchen at the front featuring an array of cupboards with an integrated oven and gas hob, washing machine and space for a fridge freezer. A breakfast bar loosely splits this area and offers a casual spot for dining. There's ample space for plenty of lounge furniture and with the doors open in the summer, the patio area is a great spot to enjoy a morning coffee in the sun. Off from the living area, you'll find a useful cloakroom.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. One of the bedrooms has a full wall of built in mirrored storage. Also, on the first floor you will find the main bathroom which features a bath with shower over.

This property has gas central heating powered by a combination boiler located in the kitchen. There's two years remaining on the NHBC warranty.

Externally, at the rear, the garden has been beautifully landscaped by the current owners and offers a low maintenance, sheltered area to enjoy the sun. Arranged over two tiers to maximise the sun, there's plenty of well established shrubs and a garden shed with access down the side to the front. There's allocated parking for one car at the rear gate.

In summary, this is a brilliant example of a two bedroom house, conveniently located and 'turn-key ready!' with the added benefit of no onward chain.

THE LEASE:

This property is held on a 999 year lease new in 2015

Ground rent: £150 P/A approx

The freeholder is Persimmon Homes and the Managing agent is First Port.

We are informed that the freehold can be bought for around £2000.

01637 877754

info@momovenewquay.co.uk

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



Cloakroom
1.47m x 1.07m (4'10 x 3'6)

Kitchen Area
3.48m x 2.44m (11'5 x 8'0)

Lounge Area
3.51m x 2.51m (11'6 x 8'3)

Bedroom 1
2.54m x 2.51m (8'4 x 8'3)

Bedroom 2
3.51m x 2.01m (11'6 x 6'7)

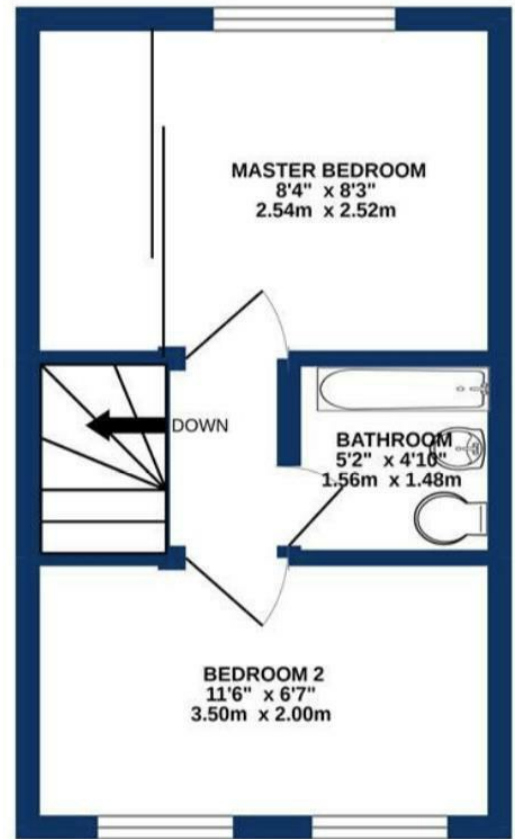
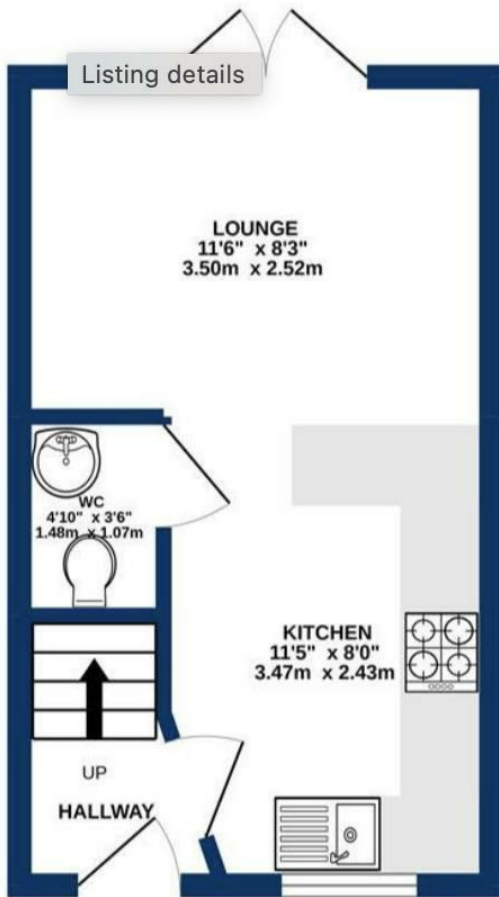
Bathroom
1.57m x 1.47m (5'2 x 4'10)

01637 877754

info@momovenewquay.co.uk

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

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	82	97
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(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	(92-100) 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	

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.