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19 Clevedon Road, Newquay TR7 2BU

£310,000

A FIVE YEAR OLD THREE BEDROOM SEMI-DETACHED FAMILY HOME PRESENTED TO AN IMMACULATE MODERN STANDARD WITH A SUNNY WESTERLY FACING COURT YARD STYLE GARDEN AND OFF STREET PARKING LOCATED IN A TUCKED AWAY RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF THE TOWN AND MANY BEACHES.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE BEDROOM FAMILY HOME
- WALKING DISTANCE TO TOWN AND MANY BEACHES
- SUNNY COURTYARD STYLE GARDENS
- DRIVEWAY PARKING
- NEW IN JULY 2019
- REMAINDER OF 10 YEAR WARRANTY
- GAS CH and UPVC DBL GL
- ECONOMICAL and ENERGY EFFICIENT
- MODERN, FRESH DECOR and FLOOR COVERINGS

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DESCRIPTION:

This property is located in a very convenient tucked away location, just a short walk away from the main town centre, within easy walking distance of many beaches, schools and all the enticing amenities that Newquay has to offer. It's no exaggeration to say that the surrounding area offers an endless supply of beautiful, family friendly walks and beaches that are guaranteed to keep children exploring & tails wagging. The sought after coastal town of Newquay has recently been named as one of the UK's most desirable places to live and it's not difficult to see why!...Hugged by miles of sandy beaches offering world class waves, family friendly rock pools and calm water for paddle boarding there is something for everyone to enjoy!

This brilliant family home is presented to the highest standard and now offers bright, spacious and beautifully presented high quality accommodation with a flat, sunny courtyard style garden, perfect for busy, modern family life. The current owners have maintained the property beautifully, the decor is fresh and the floor coverings are good quality and neutral.

The front door opens into the open plan kitchen diner which offers plenty of space for cooking, eating and relaxing. The kitchen offers a generous range of grey gloss units with space for a washing machine and fridge freezer. This room is flooded with natural light and is ideal for entertaining and spending time with friends and family. Within the kitchen diner there are stairs to the first floor and a door to the cloakroom.

All three bedrooms can be found on the first floor where there are two doubles and a single. The family bathroom is spacious and very well presented with a bath and shower over.

This property has gas central heating powered by a combination boiler in the cloakroom. The windows are upvc double glazed.

Externally, there is driveway parking for one car at the front and at the rear the courtyard style garden is low maintenance and westerly facing enjoying a good deal of privacy and the afternoon and evening sun, laid mainly with decking with some planted borders and space for a shed.

In summary, this really is a brilliant family home in a great location, within easy walking distance of the beautiful beaches and the town centre. Trenance School, Newquay Junior Academy and the many shops, bars, cafes and restaurants are all within easy reach.

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Kitchen Diner
3.96m x 3.40m (13'0 x 11'2)

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Lounge
4.57m x 3.05m (15'0 x 10'0)

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Cloakroom
1.93m x 0.91m (6'4 x 3'0)

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Bedroom 1
4.39m x 2.57m (14'5 x 8'5)

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Bedroom 2
2.97m x 2.44m (9'9 x 8'0)

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Bedroom 3
1.98m x 1.85m (6'6 x 6'1)

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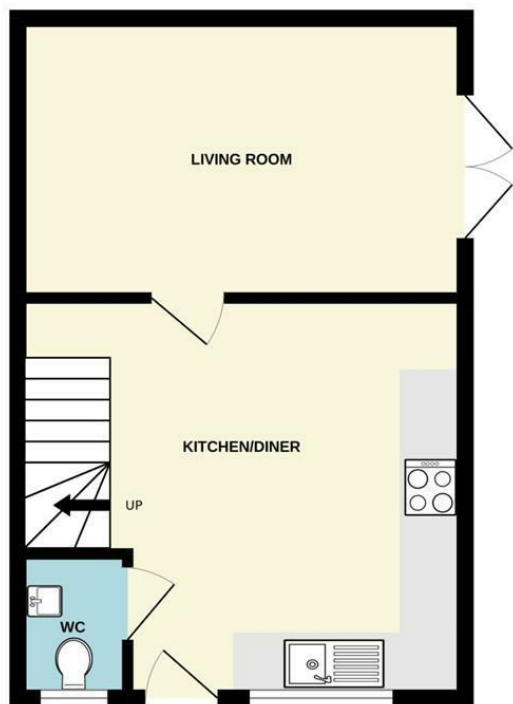
Bathroom
2.46m x 1.70m (8'1 x 5'7)

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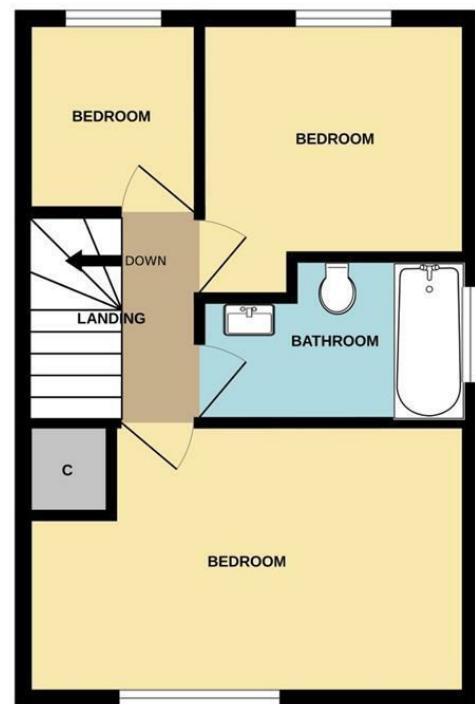
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FLOORPLAN:

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.

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	(92-101) A		95
	(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	(92-101) 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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