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14 Kew An Prysk, Lane TR8 4RD

£225,000

A VERY WELL PRESENTED TWO DOUBLE BEDROOM HOUSE WITH A NEAT, LOW MAINTENANCE GARDEN AND TWO ALLOCATED PARKING SPACES IDEAL FOR FIRST TIME BUYERS AND INVESTORS WITHIN THE CONVENIENTLY LOCATED DEVELOPMENT OF 'THE GOLDINGS' ON THE EDGE OF NEWQUAY WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- VERY WELL PRESENTED TWO BEDROOM HOME
- IDEAL FOR FIRST TIME BUYERS
- NEAT, LOW MAINTENANCE GARDEN
- CONVENIENTLY LOCATED AWAY FROM PASSING TRAFFIC
- REMAINDER OF NEW HOMES WARRANTY
- TWO PARKING SPACES AT THE FRONT OF THE PROPERTY
- NO ONWARD CHAIN
- VERY WELL PRESENTED THROUGHOUT

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DESCRIPTION:

The Goldings is a conveniently positioned new development on the outskirts of Newquay. It is a great location for families with very easy access to schools, the town centre and the many beautiful beaches Newquay has to offer. Morrisons and Lidl supermarkets are within a 5 minute drive where there is also a McDonalds. Access in and out of Newquay onto the A392 is very easy making the nearby towns of Truro, St Austell and Bodmin very accessible.

This attractive four year old property is presented to a great standard and sits on the edge of the estate away from passing traffic. It also has the advantage of having two allocated parking spaces directly outside and a neat, low maintenance garden. Built in 2019, this property has been well looked after by the current owners, it really is well presented throughout with an abundance of natural light flooding through the property adding to the modern, fresh feel created by the decor.

An entrance hallway with stairs to the first floor and a useful WC guides you into the lounge which has a window to the front of the property. This is a great size family room. At the rear, the kitchen diner spans the entire width of this home. Offering a good range of contemporary white matt units complimented by wood effect worktops this kitchen offers ample space for dining and doors to the rear. Practically, there's an integrated oven and gas hob with space for a fridge freezer, washing machine and dish washer.

Both bedrooms can be found on the first floor, there's one at the front and one at the rear. The largest bedroom has the benefit of a useful cupboard. Both bedrooms are decorated and carpeted in neutral colours. From the landing area, there is access to the partly boarded loft.

As you would expect, the main bathroom is beautifully presented with a bath and shower over, complimented by modern, fresh tiling.

This gorgeous family home has the benefit of gas central heating powered by a combination boiler located in the kitchen. The windows are Upvc double glazed and there are six years remaining on the new homes warranty. At The Goldings, there is a freehold management charge of around £150.00 per year.

Externally, at the rear the garden is neat and low maintenance. There's a patio area and plenty of space for a green house and garden shed.

At the front there are two parking spaces directly outside the front of the property.

In summary, this awesome home is turn key ready! It really is immaculate inside and out... ideal for investors and first time buyers and offered with no onward chain.

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Cloakroom

1.42m x 0.84m (4'8 x 2'9)

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Kitchen Diner

3.81m x 2.46m (12'6 x 8'1)

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Lounge

4.60m x 2.77m (15'1 x 9'1)

.

Bedroom 1

3.81m x 2.46m (12'6 x 8'1)

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Bedroom 2

3.81m x 2.59m (12'6 x 8'6)

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Bathroom

1.93m x 1.70m (6'4 x 5'7)

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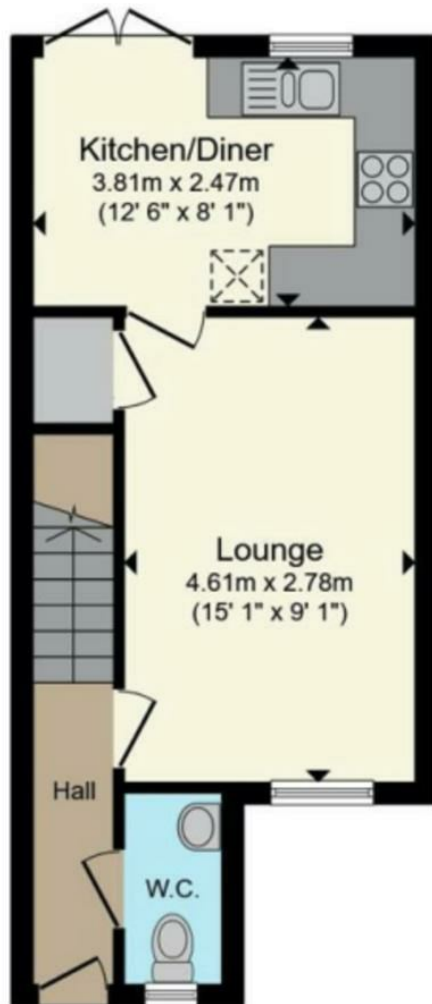
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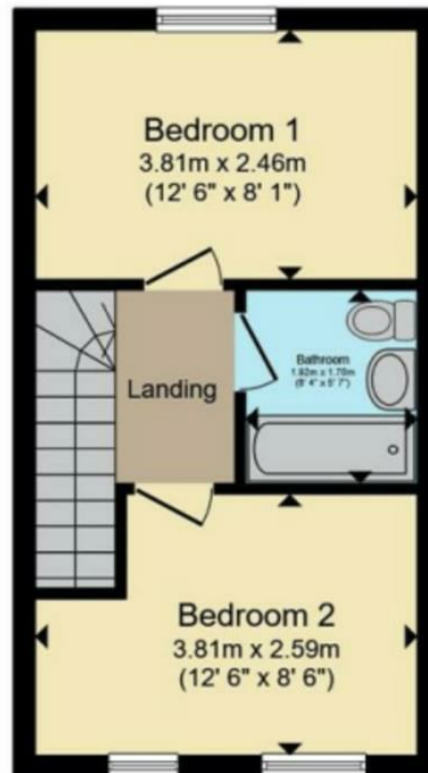
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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating	
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	
Current	Potential
84	98
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

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