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30 Churchfields Road, Newquay TR8 5JN

£240,000

A BEAUTIFULLY REFURBISHED TWO DOUBLE BEDROOM HOUSE WITH A GARAGE LOCATED IN A TUCKED AWAY LOCATION WITHIN THE COASTAL VILLAGE OF CUBERT. THIS PROPERTY OFFERS AN EXCEPTIONAL STANDARD OF ACCOMMODATION AND IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- TWO DOUBLE BEDROOM HOME IN CUBERT
- GARAGE IN A BLOCK
- FULLY REFURBISHED TO A SUPERB STANDARD
- NEAT, LOW MAINTENANCE REAR GARDEN
- TUCKED AWAY FROM ANY PASSING TRAFFIC
- GENEROUS SUNNY FRONT GARDEN
- VIEWS OF THE NEIGHBOURING CHURCH
- PERFECT FOR FIRST TIME BUYERS
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number Thirty Churchfields Road located just on the edge of Cubert, just a few minutes walk to the village school. The area surrounding Cubert village comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a couple of miles away.

This property is tucked away in a quiet cul de sac away from passing traffic on a generous sunny plot only a few minutes walk to the convenience store, the superb and highly regarded bakery and the post office. Within the village you will find The Smugglers Den Inn which is renowned locally for offering great quality food in traditional surroundings. From Cubert, there are many inland and coastal walks for all abilities. Holywell Bay which is a real hidden gem is just over a mile away and the stunning vast expanse of golden sand at Crantock is just under two miles on foot. This village lies approximately three miles south east of the vibrant town of Newquay which offers a wide range of shops, cafes and bars and many more beautiful beaches.

Having recently undergone an extensive upgrade and refurbishment, this delightful home is 'turn-key' ready offering bright, well laid out accommodation with the benefit of a brand new kitchen, bathroom, new flooring and a full re-decoration.

A neat entrance porch guides you into the living room which has a window to the front, a particularly bright space, bathed in sunshine all day. The Kitchen Diner at the rear has just been replaced and offers a good range of white gloss units with an electric oven and hob with space for a fridge freezer and washing machine. Within the kitchen, there's ample space for a dining table and access to the rear garden.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. Both are generous doubles with newly fitted carpet and fresh decor and the luxury of built in storage. From the front bedroom, there's an attractive view of the nearby Church.

As you would expect, the recently replaced bathroom is bright and flawlessly presented with a bath and electric shower over and complimented by new tiling. Also, on the first floor you will find an airing cupboard and access to the loft.

This property has electric heating and upvc windows throughout.

Externally, at the front there's a pretty outlook of the nearby church, a level flat, sunny lawned garden and the luxury of no passing traffic. At the rear, the garden is neat and low maintenance with a lawned area. There's a garage in a block with parking in front.

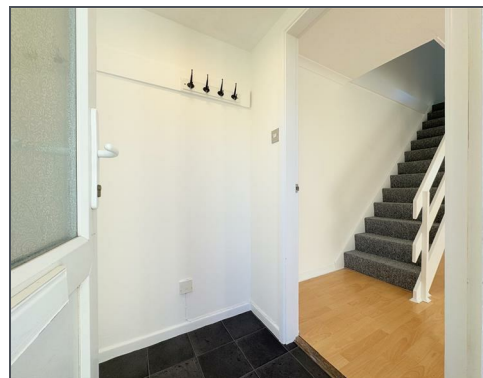
In summary, this is one of the finest examples of this style of home we have seen, presented to the highest standard and perfect for first time buyers. Offered with no onward chain.

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Porch
1.42m x 1.22m (4'8 x 4'0)

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Lounge
4.27m x 4.19m (14'0 x 13'9)

.

Kitchen Diner
4.19m x 2.59m (13'9 x 8'6)

.

Bedroom 1
3.23m x 3.20m (10'7 x 10'6)

.

Bedroom 2
2.87m x 2.26m (9'5 x 7'5)

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Bathroom
1.83m x 1.63m (6'0 x 5'4)

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Garage
4.88m x 2.54m (16'0 x 8'4)

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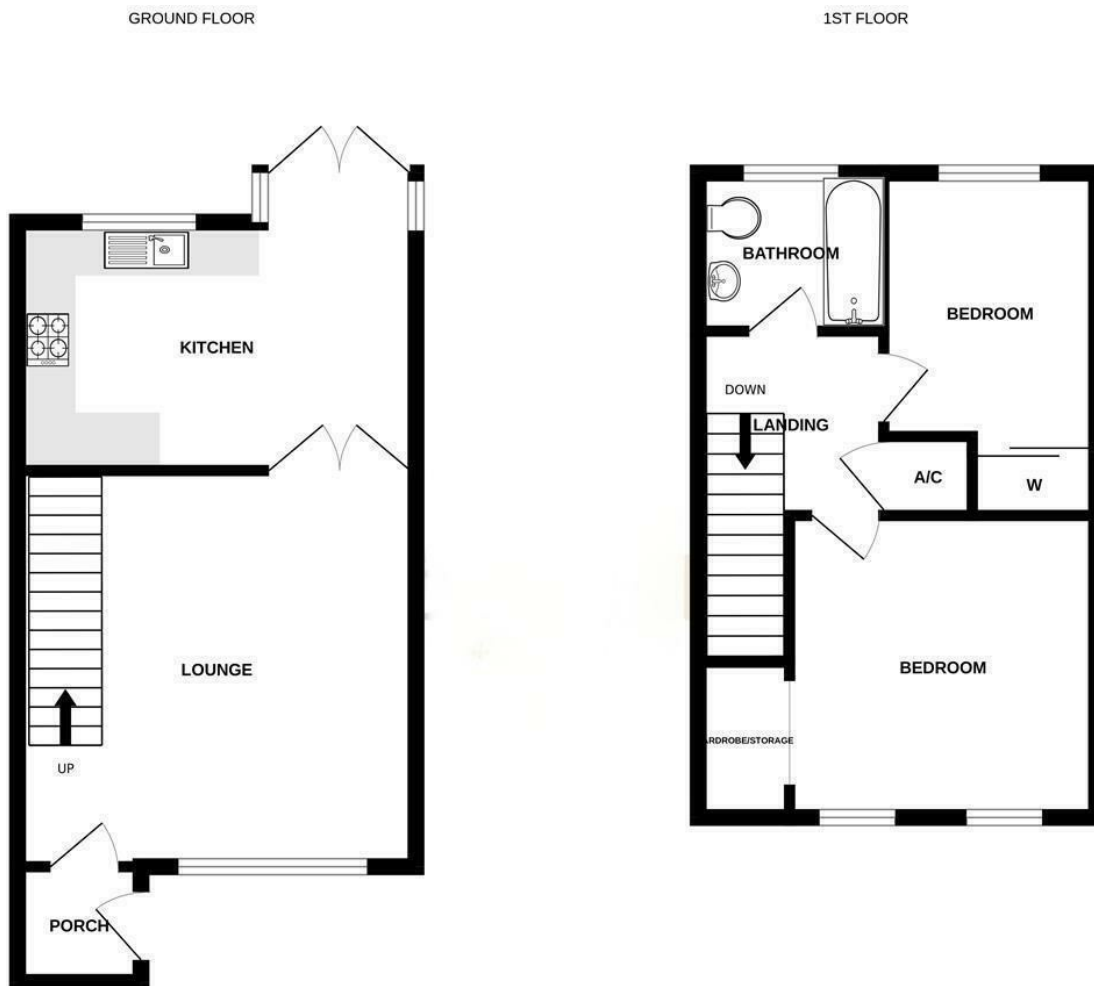
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FLOORPLAN:



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			
(92-100) A			92
(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			
(92-100) 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	

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.

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