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7 Parkenbutts, Newquay TR7 3HE

£370,000

A GORGEOUS TRADITIONAL FOUR/FIVE BEDROOM TOWN HOUSE IN THE HEART OF ST COLUMB MINOR VILLAGE OOZING CHARACTER AND CHARM SPACIOUS, WELL PRESENTED ACCOMMODATION AND PLENTY OF FLEXIBILITY OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- GORGEOUS FOUR/FIVE BEDROOM TOWN HOUSE
- EXCEPTIONALLY WELL LOCATED IN THE HEART OF ST COLUMB MINOR
- OOZING CHARM AND CHARACTER
- FLEXIBLE ACCOMMODATION
- ALL MAINS SERVICES
- EPC TO FOLLOW
- NO ONWARD CHAIN
- GREAT LOCATION, IDEAL FOR FAMILIES
- EASY WALKING DISTANCE TO PORTH BEACH

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DESCRIPTION:

The village of St Columb Minor is quaint, popular and steeped in history. It lies approximately two miles from the main town of Newquay and has a good range of day to day amenities including a Co-op, a post office, a barbers and a popular family friendly pub. The community within St Columb Minor is thriving, within the village there is a beautiful 15th Century Church, a very well regarded Primary School and Treviglas Academy for secondary education. The nearest beach is at Porth and is popular with families being sheltered by headlands on both sides. It is approximately a fifteen minute walk away and you will find a family friendly pub on the beach and a number of cafes.

Number Seven Parkenbutts is located in a tucked position close to the Church in a peaceful part of the village. This attractive property is charming and full of character with good size, well proportioned rooms and a private, enclosed rear garden.

A neat and welcoming hallway with stairs to the first floor guides you into this property where you will find the lounge on the right with a gas fire, a bay window to the front and double glazed doors opening into the kitchen. The kitchen which has a window to the side offers a modern range of cream gloss units with space for a fridge freezer, washing machine and tumble dryer with an integrated oven and gas hob.

Towards the rear, there's a hallway with access to the side and plenty of storage. Also on the ground floor there's a useful additional en suite room which could be utilised as a bedroom, a second reception room or possibly as a work from home area offering direct access to the rear garden.

Off from the first floor landing, you will find two double bedrooms, one with a gorgeous bay window to the front and the other with open rural views at the rear. There's also a shower room complete with a double shower.

A further flight of stairs leads up to the second floor with two further bedrooms.

This property is presented to a good standard with double glazed windows and gas central heating powered by a combination boiler located in the rear hallway.

At the rear, the courtyard style garden is neat and low maintenance with an area of decking and open rural views. There's unrestricted on street parking on Parkenbutts.

In summary, this property is located in a quiet idyllic yet convenient spot within walking distance of many schools and Porth Beach, perfect for family life!

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Hallway

4.57m x 1.57m (15'0 x 5'2)

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Lounge

4.29m x 3.58m (14'1 x 11'9)

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Kitchen

3.23m x 2.92m (10'7 x 9'7)

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Ground Floor Bedroom/Reception Room

3.84m x 2.24m (12'7 x 7'4)

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Bathroom

3.23m x 2.03m (10'7 x 6'8)

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Bedroom 1

4.45m x 2.77m (14'7 x 9'1)

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Bedroom 2

3.12m x 2.97m (10'3 x 9'9)

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Bedroom 3

3.56m x 2.57m (11'8 x 8'5)

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Bedroom 4

2.84m x 2.13m (9'4 x 7'0)

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Shower Room

2.21m x 1.93m (7'3 x 6'4)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		41	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) 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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