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12 Kew An Prysk, Newquay TR8 4RD

£225,000

A BEAUTIFULLY MAINTAINED TWO DOUBLE-BEDROOM HOUSE FEATURING A TIDY, LOW-MAINTENANCE GARDEN AND ALLOCATED PARKING. PERFECTLY SUITED FOR FIRST-TIME BUYERS AND INVESTORS, THIS HOME IS LOCATED WITHIN THE CONVENIENT 'GOLDINGS' DEVELOPMENT ON THE OUTSKIRTS OF NEWQUAY AND IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- IMMACULATE TWO BEDROOM SEMI DETACHED HOUSE
- PERFECT FOR FIRST TIME BUYERS
- DRIVEWAY PARKING AT THE FRONT
- NEAT LOW MAINTENANCE GARDEN
- NO ONWARD CHAIN
- REMAINDER OF NEW HOMES WARRANTY
- TUCKED AWAY POSITION AWAY FROM BUSY ROADS

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DESCRIPTION:

The Goldings is a well-situated new development on the outskirts of Newquay, making it an excellent choice for families. Offering straightforward access to local schools, the town centre, and Newquay's beautiful beaches, this location perfectly combines convenience with lifestyle. Morrisons and Lidl supermarkets, along with a McDonald's, are just a five-minute drive away. The A392 provides easy travel links to nearby towns such as Truro, St Austell, and Bodmin.

This charming four-year-old home is presented in excellent condition and positioned on the edge of the estate, away from busy roads. It enjoys the benefit of two designated parking spaces right outside and a manageable, low-maintenance garden. Constructed in 2019, the property has been lovingly maintained by its current owners and features a bright, airy interior filled with natural light that complements the clean, modern décor throughout.

An entrance hallway with stairs to the first floor and a convenient downstairs WC leads you inside. The lounge, overlooking the front, is a generous family living area. To the rear, the kitchen-diner extends across the width of the home, fitted with sleek white matt units paired with wood-effect worktops. This space offers plenty of room for dining and includes doors opening onto the garden. Integrated appliances include an oven and gas hob, with allocated spaces for a fridge freezer, washing machine, and dishwasher.

Both bedrooms are located upstairs, with one at the front and one at the rear. The master bedroom benefits from a handy built-in cupboard. Both rooms are neutrally decorated and carpeted, offering flexible accommodation. From the landing, there is access to a partly boarded loft space.

The family bathroom is stylishly appointed, with a bath and shower overhead, complemented by tasteful tiling.

Additional features include gas central heating powered by a combination boiler in the kitchen, UPVC double-glazed windows, and six years remaining on the new homes warranty. The freehold management charge at The Goldings is approximately £150 per year.

Outside, the rear garden is tidy and low maintenance, featuring a patio area with plenty of space to enjoy the sun and a garden shed. At the front, one allocated parking space is conveniently positioned immediately outside the property.

In summary, this delightful home is ready to move into — immaculate both inside and out, ideal for first-time buyers or investors, 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)

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Bedroom 1
3.81m x 2.59m (12'6 x 8'6)

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Bedroom 2
3.81m x 2.46m (12'6 x 8'1)

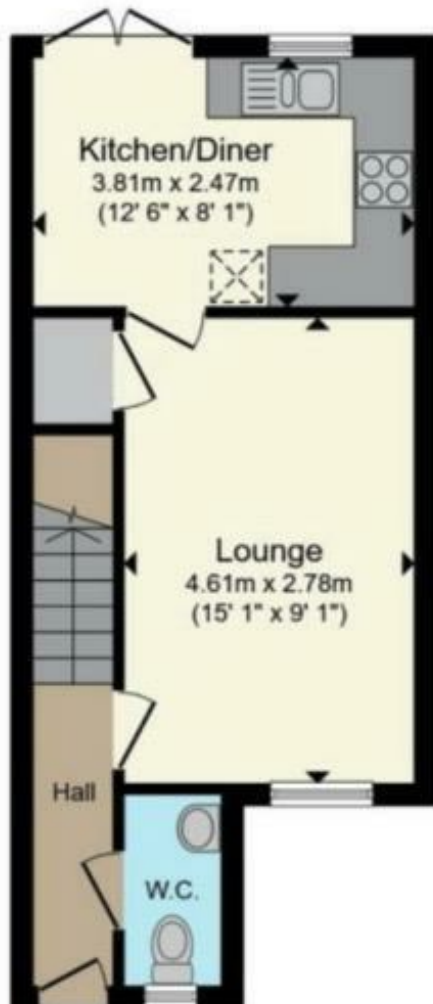
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Bathroom
1.70m x 1.93m (5'7 x 6'4)

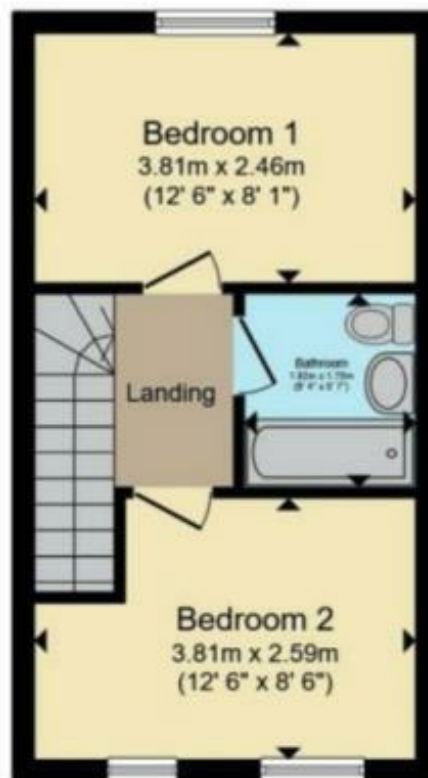
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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		98
	(81-91) B	84	
	(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	

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