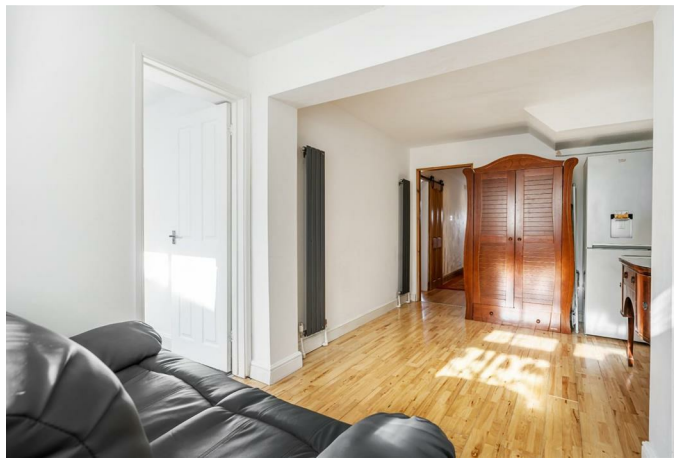




HUNTERS[®]
HERE TO GET *you* THERE

Gurnick Road, Newlyn | £325,000
Call us today on 01736 800919



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to present this lovely 2/3 bedroom detached home, set within a generous plot. Tucked away in a sought-after cul-de-sac, this home offers an array of features that are sure to impress a range of buyers, from first-time buyers and investors to families.

The Property

The heart of the home is undoubtedly the open-plan kitchen, which boasts natural light that floods in to illuminate the space. This delightful area provides ample room for cooking, hosting, and dining. Whether you love to cook or simply enjoy a space where you can gather with loved ones, this kitchen is sure to tick all of your boxes!

The property boasts good-sized bedrooms, and alongside the family bathroom there is first floor cloakroom, and a cleverly placed shower in one of the bedrooms, providing convenience for a busy household, ensuring that morning routines are a breeze. The reception space is great for relaxation and socialising.

The EPC rating is E, and the property falls under council tax band E. However, the true selling point of this home is its unique features. The property benefits from ample parking space, saving you time and stress. The large garden is a haven for green-fingered enthusiasts and those who enjoy outdoor living. What's more, the property enjoys sea views, providing a tranquil setting and a sense of escapism.

For those with children, the proximity to local schools is an added benefit, while local amenities are just a short distance away, adding to the appeal of the location.

In conclusion, this property is a welcoming home, brimming with potential and ready to be filled with new memories. Arrange a viewing today to truly appreciate what this home has to offer!

The Location

Newlyn is a highly desirable coastal town, with stunning scenery and fresh seafood straight off the boats at the legendary fish market. There's a thriving art and culture scene in Newlyn, with numerous galleries and festivals throughout the year. The town also hosts a range of local events, including the famous Newlyn Fish Festival and Newlyn Arts Festival. Outdoor enthusiasts will love the opportunities for hiking, cycling, and other activities, thanks to the beautiful countryside surrounding Newlyn. And for those looking to explore further afield, the town is conveniently located near other popular destinations in Cornwall, such as St. Ives, Penzance, and Land's End. Overall, Newlyn offers a unique blend of coastal living, local produce, art and culture, and outdoor activities. It's a fantastic place to call home.

About Hunters West Cornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area,

please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

Useful Information

Services: Mains electricity, water, drainage, and gas
Energy Performance Certificate: Current rating 49 E (valid until 07 February 2033, potential 84 B)
Construction: Believed to be block, under pitched roof. Extension to rear, with flat roof.
Attachment: Detached

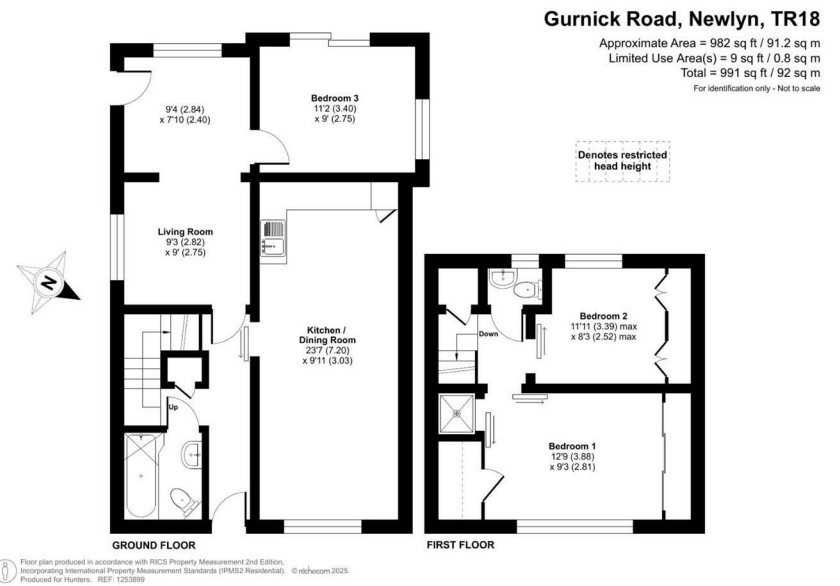
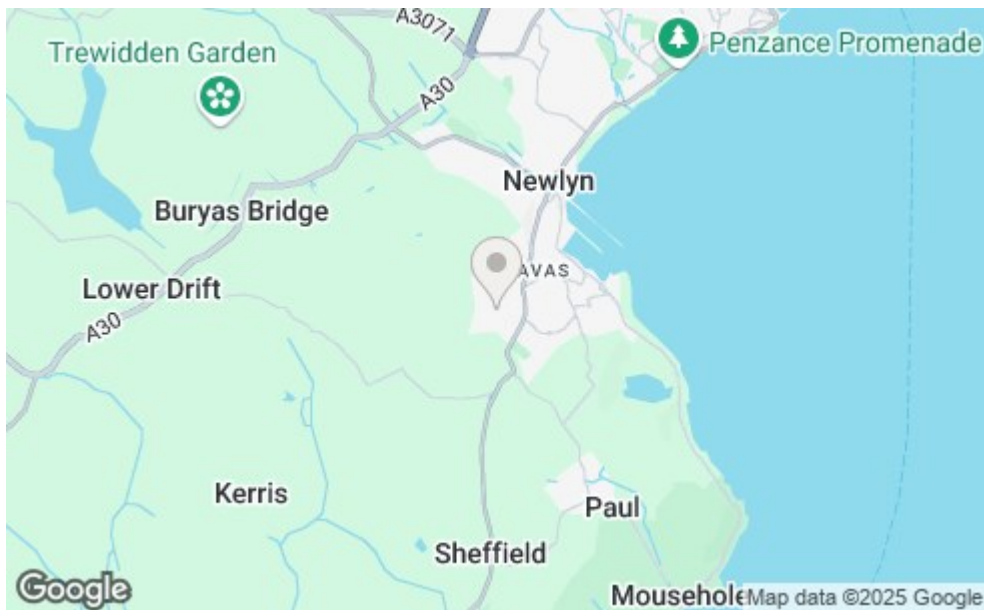
Local Authority: Cornwall Council
Council tax band: C (with effect from 1 April 1993)

According to Ofcom Mobile Checker: EE and 02 have limited voice and data coverage indoors, whilst outdoors EE, Three, 02, and Vodafone likely have voice and data coverage.

According to Ofcom Broadband Checker: Superfast broadband with download speeds upto 80 Mbps might be available for this address.

Parking: Driveway parking for multiple vehicles
According to Cornwall Council Interactive Maps, the property is not within a conservation area.

Planning Permission: Please refer to ref (PA12/07180)





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Apollo House Eboracum Way, York, YO32 7RE | 01736 800919
| westcornwall@hunters.com

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