



54, Stret Avalennek, Newquay, TR8 4QZ
Freehold £250,000.

david ball
Agencies

An opportunity to purchase this Two bedroom family home on a new development on the outskirts of Newquay still benefiting from remainder of the its NHBC new home guarantee. This well presented home would ideally suit a FIRST TIME BUYER or an INVESTOR. The accommodation comprises of an entrance hall, lounge and kitchen dining room. To the first floor are Two double bedrooms and family bathroom. Externally the property comes with one allocated parking space. Viewing is Highly Recommended.

Asking Price £240,000 Freehold

Key Features

- Viewing highly recommended
- Allocated parking space
- Gas central heating
- Enclosed rear garden
- Two double bedrooms
- Ideal for first time buyer or investor
- UPVC double glazing

Externally

To the front of the property is a driveway providing off street parking. The rear garden is enclosed by timber fencing along with Artificial Grass, a patio and a path leading to rear gate.

Lounge

15'1" x 9'1" max (4.6 x 2.78 max)

Double glazed window to front aspect. Radiator.

Kitchen/Diner

12'5" x 8'1" max (3.81 x 2.47 max)

Double glazed patio door leading to the rear enclosed garden. Double glazed window to rear. A fitted kitchen with a range and base, wall and drawer units with roll top worksurfaces over with an inset one and quarter sink unit with a mixer tap. Inset double electric oven with 4 ring hob and extractor hood over. Integrated dishwasher and washing machine. Radiator.





Bedroom One

12'5" x 8'0" max (3.81 x 2.46 max)

Double glazed window to rear aspect .Radiator.

Bedroom Two

12'5" x 8'5" max (3.81 x 2.59 max)

Double glazed window to front aspect. Radiator.

Bathroom

5'8" x 3'1" max (1.75 x 0.95 max)

Panel bath with mixer tap. Pedestal wash hand basin with mixer tap. Close coupled WC with dual flush. Radiator. Extractor fan. Part tiled walls. Extractor fan .

Cloakroom

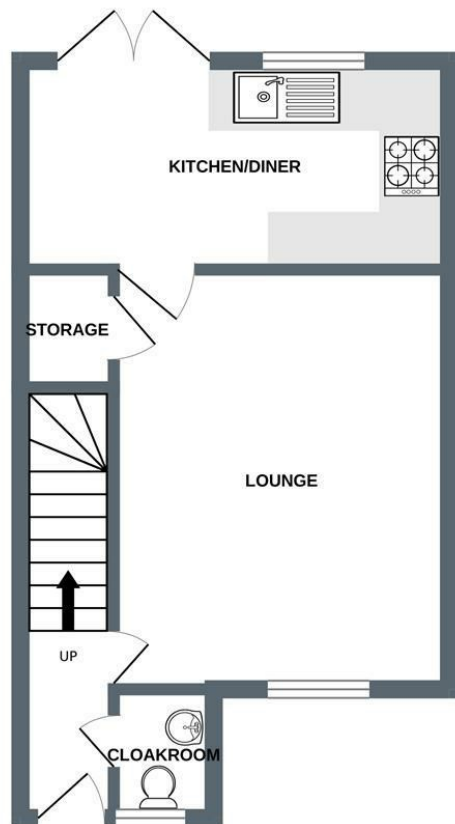
Close coupled WC with dual flush. Radiator. Pedestal wash hand basin with tiled splash back. Radiator. Double glazed window to front aspect.

Agents Note

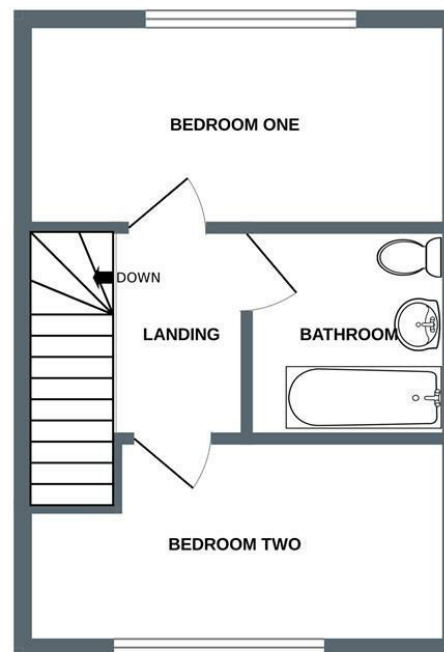
We have been made aware by the current vendor that the property is subject to a Estate fee of currently set at £152,00 per year.



GROUND FLOOR



1ST FLOOR



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			98
(92 plus) A			
(81-91) B		84	
(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	

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