



9, Halwyn Avenue, Newquay, TR8 5FS

david ball
Agencies

CHAIN FREE. Situated in the sought after village of Crantock is this three double bedroom semi detached family home built by local award-winning developer Legacy Homes and benefits from the remainder of its 10 year NHBC warranty. The versatile family accommodation is currently laid out over two floors and comprises a entrance hall cloakroom lounge kitchen/dining room to the ground floor and three bedrooms the principal benefiting from being en suite and family bathroom to the first floor. Viewings are highly recommended.

£475,000 Freehold

Key Features

- Sought After Village Location
- Air Source Heat Pump Heating System
- Driveway Parking For Two Cars
- Kitchen Dining Room
- Crantock Beach is Within 900m
- Remainder Of 10 Year NHBC Warranty
- Enclosed Rear Garden
- En Suite Bedroom
- Chain Free
- Close to All Village Amenities

Entrance Hall

Double glazed door with obscure window to front elevation. Radiator. Stairs rising to first floor.

Cloakroom

Close coupled WC with duel flush. Pedestal wash hand basin with mixer tap. Tiled splash back. Radiator.

Lounge

Double glazed window to the front elevation. Radiator.

Kitchen Dining Room

Double glazed patio doors leading to the rear enclosed garden. Double glazed window to the rear elevation. A fitted kitchen with a range of base wall and drawer units. Square edge Quartz work surfaces over. Inset stainless steel sink unit with mixer tap. Integrated Electric oven and four ring hob with extractor hood over. Integrated fridge freezer washing machine and dishwasher. Space for tumble dryer. Radiator. Storage cupboard.

Landing

Access to loft. Doors to bedrooms and family bathroom.





Bedroom One

Double glazed window to the front elevation. Radiator. Door to Ensuite

En Suite

Obscure double glazed window to the rear elevation. Shower cubical with mains overhead shower and screen. Close couples WC dual flush. Wall mounted wash hand basin. Part tiled walls. Heated towel rail. Extractor fan. Shaver point.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the front elevation. Radiator.

Family Bathroom

Obscure double glazed window to the rear elevation. Panel bath with mixer tap and a mains fed over head shower and screen. Close coupled WC with dual flush. Wall mounted wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Extractor fan. Shaver point.

Externally

To the front of the property is small planted front garden along with a driveway providing off street parking for two cars. To the rear the garden is enclosed by timber fencing with a side gate with area of lawn and paved patio.

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

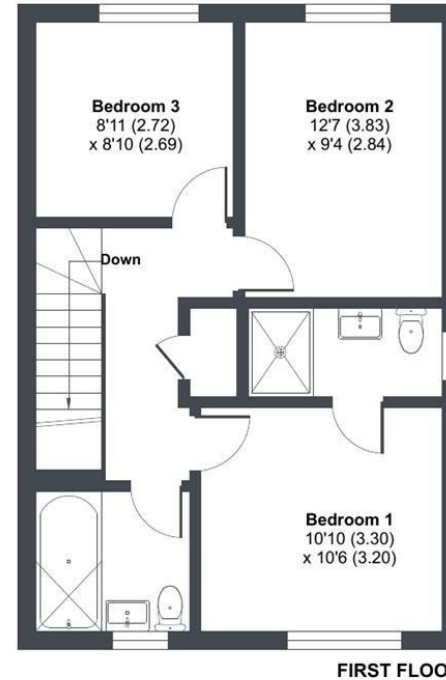




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Approximate Area = 1008 sq ft / 93.6 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1091433

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(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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