



55, Hyns An Vownder, Newquay, TR8 4GB

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Agencies

**CHAIN FREE.** An opportunity to purchase this **THREE** bedroom family home on a new development on the outskirts of Newquay still benefiting from **THE** remainder of **ITS** NHBC new home guarantee. The accommodation comprises of an entrance hall, lounge and kitchen dining room. To the first floor are three bedrooms and a family bathroom. Externally the property comes with an allocated parking space and a rear enclosed landscaped garden with astro turf and decking. Viewing is Highly Recommended.

## Guide Price £310,000 Freehold

### Key Features

- Chain Free
- Three Bedrooms
- Modern Fitted Kitchen
- EPC - B
- Viewing Highly Recommended
- Semi Detached
- Popular Family Estate
- Enclosed Rear Garden
- Allocated Parking

### LOCATION

Located on the Goldings estate just outside of Newquay, in close proximity there are a range of amenities including the popular Prow Park, boasting various local fast food takeaways and commercial units with Morrisons supermarket and a Mcdonalds just around the corner. Within walking distance to the glorious Trenance Valley with its Newquay Zoo, Waterworld, The Boating Lake, Trenance Gardens, Heron Tennis Centre, Concrete waves and Trampoline park. The town of Newquay is approximately 1.5 miles away where a range of shops, bars and trendy restaurants can be enjoyed including the historic, working Newquay fishing harbour and picturesque coastline can be enjoyed. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

### ACCOMMODATION IN DETAIL

Obscure double glazed composite door leading in to

### ENTRANCE HALLWAY

13'0" x 7'4" (3.98 x 2.24)

Doors to subsequent accommodation. Stairs rising to first floor.





## **KITCHEN**

**16'4" x 9'11" (4.99 x 3.04)**

uPVC double glazed window to the side aspect. A modern kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring gas hob with stainless steel extractor hood over. Electric built in oven and grill. Inset stainless steel sink with mixer tap and drainer. Space for freestanding fridge freezer, washer dryer and dishwasher.

## **LOUNGE**

**16'9" x 9'6" (5.12 x 2.91)**

uPVC double glazed window to the rear aspect over looking the garden. uPVC double glazed window to the side aspect. uPVC double glazed door leading to the rear enclosed garden. Radiator.

## **DOWNSTAIRS WC**

**6'7" x 3'4" (2.03 x 1.03)**

Obscure uPVC double glazed window. Close coupled WC with dual flush. Pedestal wash hand basin. Radiator. Extractor.

## **LANDING**

**10'5" x 7'1" (3.18 x 2.17)**

Doors to subsequent accommodation. Access to loft. Radiator.

## **BEDROOM ONE**

**12'4" x 9'7" (3.77 x 2.94)**

uPVC double glazed window to the rear aspect. Radiator.

## **BEDROOM TWO**

**12'3" x 9'7" (3.74 x 2.93)**

uPVC double glazed window to the side aspect. Radiator. Built in double wardrobe.

## **BEDROOM THREE**

**8'9" x 8'6" (2.68 x 2.61)**

uPVC double glazed window to the front aspect. Radiator.

## **FAMILY BATHROOM**

**7'10" x 6'9" (2.39 x 2.07)**

Obscure uPVC double glazed window. Panel bath with glass shower screen and mains overhead shower. Pedestal wash hand basin. Close coupled WC with dual flush. Radiator. Extractor. Part tiled walls.

## **TO THE REAR OF THE PROPERTY**

Leading from the lounge to the level enclosed rear garden with astro turf and decking with the benefit of a hot and cold external shower. Allocated parking space.

## **ESTATE FEE**

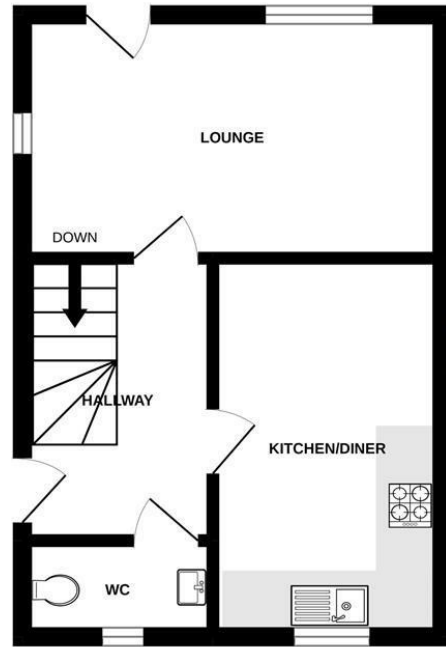
£150 per annum

## **SERVICES**

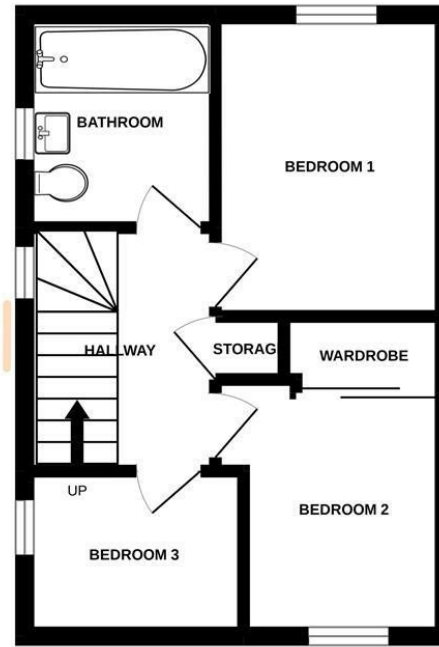
The following services can be found at the property: Mains electric, gas, water and drainage, however, we have not verified any of the connections nor have the appliances been tested.

## **COUNCIL TAX BAND C**

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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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