



54, Vyvyan Drive, Newquay, TR8 4NF

david ball
Agencies

Welcome to Vyvyan Drive, Quintrell Downs, Newquay, a charming property that is perfect for first-time buyers looking for a home in a good location. This delightful end-terrace house boasts two bedrooms and a well maintained bathroom, making it ideal for a small family or a couple. Situated on a corner plot, this property offers a sense of privacy and space that is hard to come by. Don't miss out on the opportunity to make this charming house your own, it's a gem waiting to be discovered!

Guide Price £240,000 Freehold

Key Features

- Great location
- Wood Burner
- Decorated throughout
- Electric heating
- Good sized corner plot
- Ideal for first time buyers
- Parking for three cars

Location

The property is located on the popular village development in Quintrell Downs. The village benefits from amenities which include a Spar shop, halt railway station, garage, the popular Two Clomes and Quintrell Inn pub, Table Table restaurant, Premier Inn and The Newquay Garden Centre which also boasts the new and popular Potting Shed café. The town of Newquay is approximately three miles distance and benefits from a more comprehensive range of shopping, schooling as well as an array of fashionable bars, nightclubs and restaurants. The town also boasts the world famous Fistral Beach and a historic picturesque working fishing harbour along with some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Porch

Double glazed porch with double glazed door leading to....

Lounge

Floor to ceiling double glazed window to the front aspect. Wood burner. Stairs to first floor. Doors leading to kitchen and bedroom.





Kitchen

A modern kitchen with a range of base, wall and drawer units with roll top work surfaces over. Fitted electric oven with electric hob over. Space for a range of white goods. Stable style double glazed door to the rear aspect.

Bathroom

Double glazed obscure window to the rear aspect. Panelled bath with mira sprint shower over. Hand wash basin with close coupled W/C. Electric fan.

Bedroom one

Double glazed Velux window overlooking the front aspect. Electric heater.

Bedroom two

Floor to ceiling double glazed window to the rear aspect of the property.

Outside

To the front of the property there is a grassed area with mature plants and shrubs. There is also a parking area for three cars. Gate to rear. The rear garden is surrounded by a wood fence and has a patio and decked area. To the side of the property is a large undercover storage area and a shed.

Council tax band B

Services

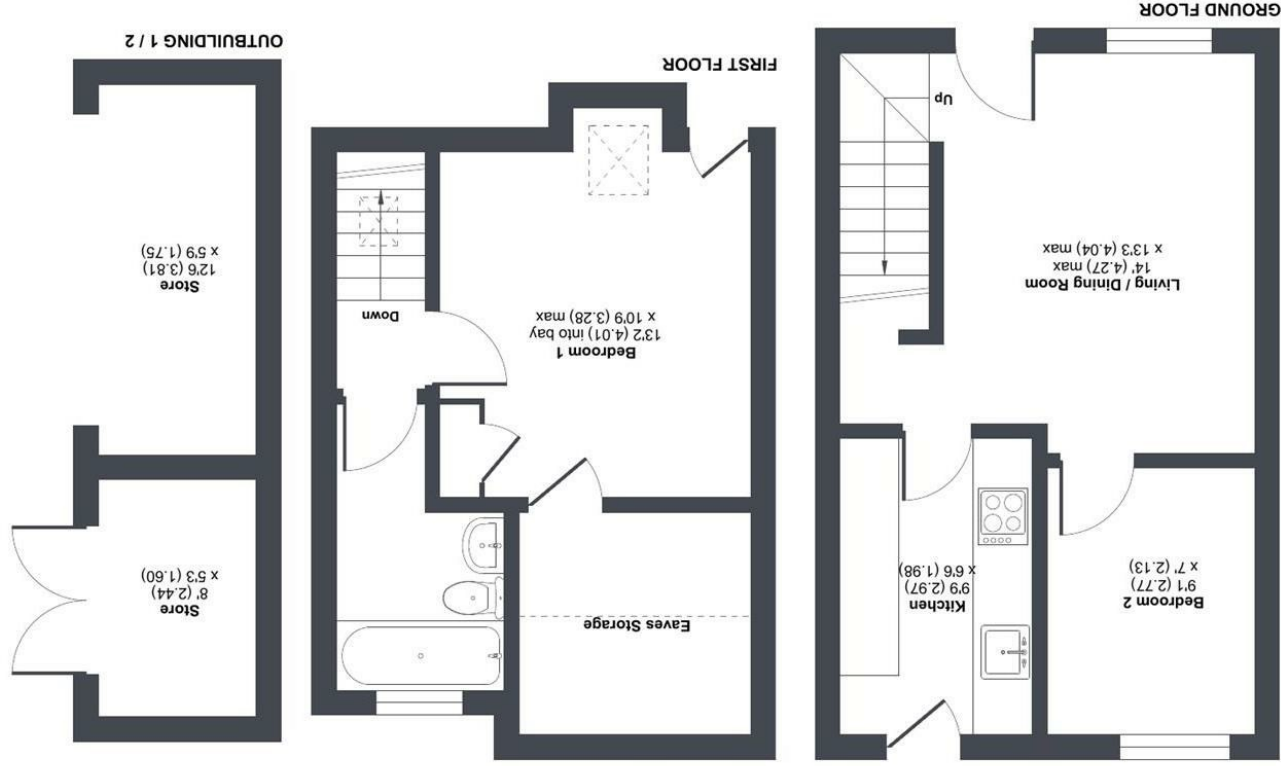
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.



Vyvan Drive, Quintrell Downs, Newquay, TR8

Approximate Area = 561 sq ft / 52.1 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Outbuilding = 110 sq ft / 10.2 sq m
 Total = 702 sq ft / 65.1 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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Energy Efficiency Rating	
Current	Potential
82	61
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	

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