



3, Figgy Road, Newquay, TR8 4WB

david ball
Agencies

An immaculate modern semi-detached three bedroom family home with energy efficient air source heat pump central heating. The property boasts a spacious lounge which opens out on to the enclosed rear garden. The property further comprises a principle bedroom ensuite, family bathroom, ground floor cloakroom and benefits from parking for two cars to the rear. Viewing is highly recommended.

Guide Price £285,000 Freehold

Key Features

- Semi detached house
- Family bathroom and ensuite
- Enclosed rear garden with side access
- Energy efficient air source heat pump
- Three bedrooms
- Two allocated parking spaces
- Sought after estate
- Awaiting EPC

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 pubs, 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 and banking facilities as well as an array of fashionable bars, nightclubs and restaurants. The town also boasts the world famous Fistral Beach among it's seven beaches 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.

Entrance Hallway

Composite double glazed entrance door. Under stair storage cupboard. Radiator. Stairs leading to first floor landing. Doors to subsequent accommodation.





Cloakroom

Close coupled WC with dual flush. Wall mounted wash and basin with mixer tap and tiled splash back.

Lounge

uPVC double glazed double doors leading out into the garden from the spacious family living room. Radiator.

Kitchen/Diner

Modern fitted kitchen including a range of base, wall and draw units with roll top work surfaces and tiled splash back above. Integrated electric oven, four ring electric hob and fridge freezer. Space for an under counter washing machine. In built seating in the dining area providing a dining set for five.

First Floor Landing

Loft access. Airing cupboard housing the water tank. Doors to subsequent accommodation.

Primary Bedroom

uPVC double glazed window. Radiator. Built in wardrobes

En-suite

Shower unit with riser bar and glass door. Pedestal wash hand basin with mixer tap. Low level WC with dual flush. Partially tiled walls including the shower area. Heated towel rail. Extractor.

Bedroom Two

uPVC double glazed window. Radiator.

Bedroom Three

uPVC double glazed window. Radiator.

Family Bathroom

uPVC double glazed window. Single panel bath with mixer tap. Pedestal wash hand basin with mixer tap. Low level WC with dual flush. Partially tiled walls including the bath area. Heated towel rail. Extractor.

To the rear of the property

The rear enclosed garden is a lovely sun trap in the summer months, it is laid mainly to lawn with a patio area which can be accessed from the lounge as well as decked sun terrace at the end of the garden and side gate. Air source heating system.

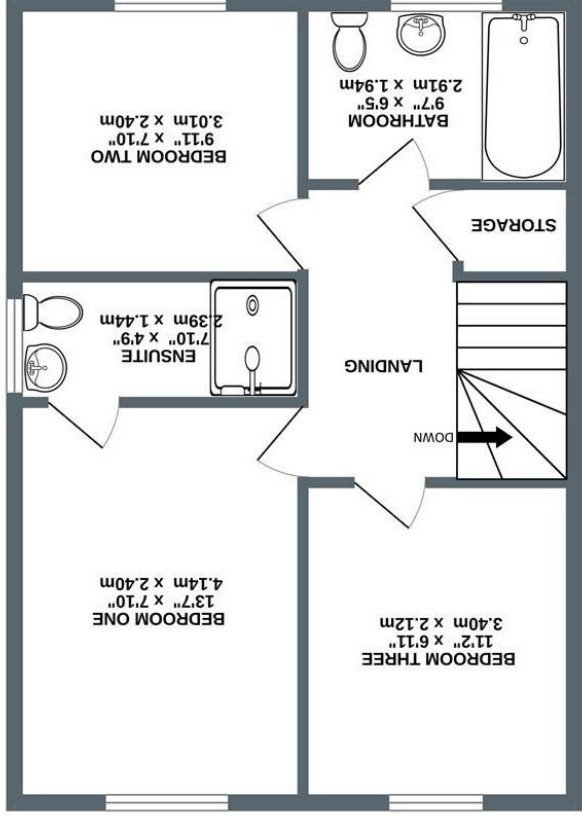
Estate Fee

£204.81 per annum

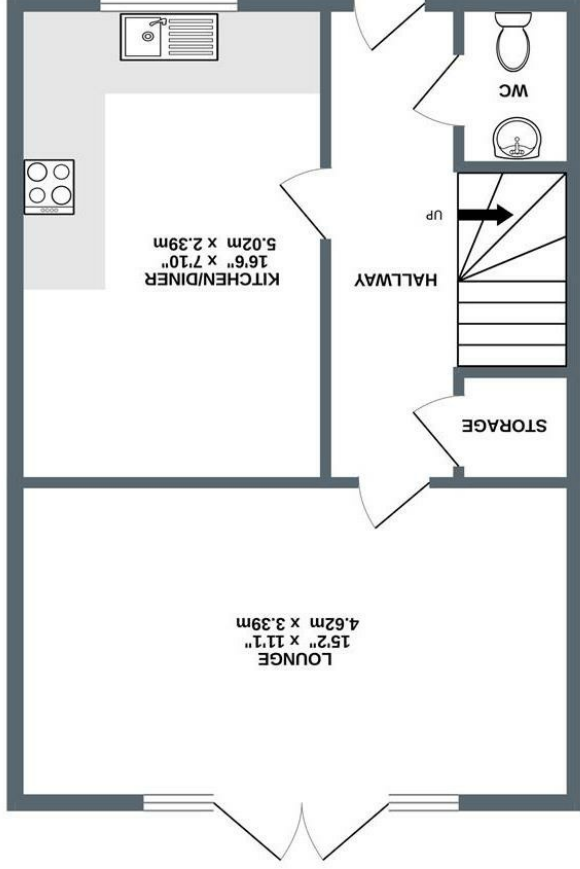


Connecting People to Property Perfectly

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH



1ST FLOOR



GROUND 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.

Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
A (82 plus)	A (82 plus)
B (69-81)	B (69-81)
C (55-68)	C (55-68)
D (39-54)	D (39-54)
E (21-38)	E (21-38)
F (1-20)	F (1-20)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied