



38, Stret Avalennek, Lane, TR8 4QZ

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 Agencies

An opportunity to purchase this three-bedroom family home in a new development on the outskirts of Newquay, still benefiting from the remainder of its NHBC new home guarantee. This well-presented home located in a quiet cul-de-sac would ideally suit a first-time buyer family or an investor. The accommodation comprises an entrance hall, lounge, and kitchen-dining room. On the first floor, there are two bedrooms, and on the second floor, a bedroom with an en-suite. Externally, the property comes with two allocated parking spaces, and a rear enclosed landscaped garden, laid mainly to lawn with a raised deck. Viewing is highly recommended.

Asking Price £320,000 Freehold

Key Features

- Early Viewing Is Highly Recommended
- Beautifully Presented Throughout
- uPVC Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Three Bedrooms
- Remainder OF NHBC Warranty
- Parking
- Good views

AGENTS NOTE

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

LOCATION

Located on a new development on the outskirts of Newquay is this three bedroom delightful family home.. Being in close proximity to the popular residential and commercial area of Treloggan which benefits from amenities such as a MacDonaldis and supermarkets plus also being a short walk to the glorious Trenance Valley with its Newquay Zoo, Waterworld, The Boating Lake, Trenance Gardens, Heron Tennis Centre and the Bowling Green. The town of Newquay is approximately 1.5 miles distance and benefits from a range of shopping schooling as well as a range of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

ENTRANCE HALL

Obscure double glazed door to front elevation. Leading to...





LOUNGE

Double glazed window to the front elevation. Radiator. Under stairs storage cupboard.

KITCHEN/DINER

Double glazed patio door leading to the rear enclosed garden. Double glazed window leading to rear elevation. A fitted kitchen with a range of 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 gas hob and extractor hood over. Space for white goods. Radiator.

BEDROOM TWO

Double glazed windows to the front elevation. Radiator.

BEDROOM THREE

Double glazed window to the rear elevation. Radiator.

BATHROOM

Obscure double glazed window to the side elevation. Panel bath with mixer tap. Pedestal wash hand basin with mixer tap. Close coupled WC with dual flush. Radiator. extractor fan. Extractor fan.

CLOAKROOM

Close coupled WC with dual flush. Radiator. Pedestal wash hand basin with tiled splash back. Radiator. Extractor fan.

PRINCIPLE BEDROOM SUITE

Double glazed window to the front elevation. Radiator. Storage cupboard. access to loft. Door to en suite

EN-SUITE

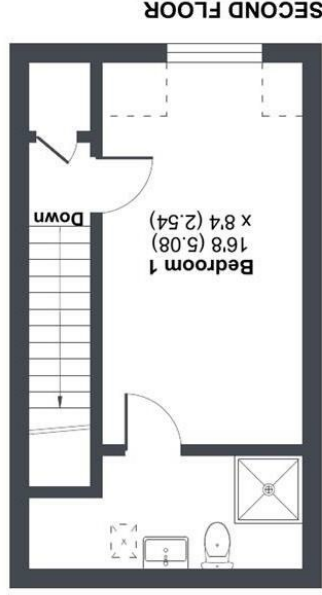
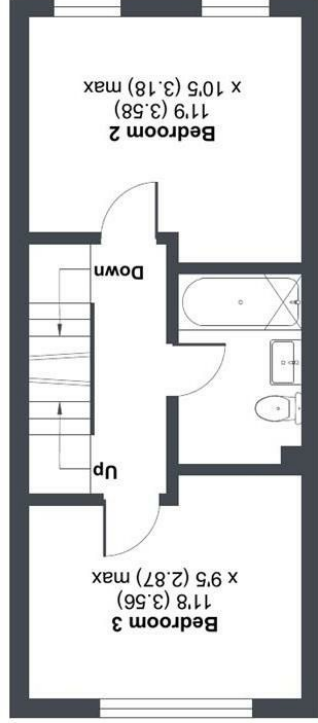
Double glazed window to the rear elevation. Shower cubical with mains overhead shower and screen. pedestal wash hand basin with mixer tap. close coupled WC with dual flush. Radiator. Extractor fan.

EXTERNAL

There are two parking spaces opposite the property and to the rear is a garden that is enclosed by timber fencing along with Artificial Grass, a decked area and a path leading to a patio area gate.

COUNCIL TAX BAND C





Street Avalennek, Lane, Newquay, TR8

Approximate Area = 983 sq ft / 91.3 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Total = 995 sq ft / 92.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Ball Agencies. REF: 1179754

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Energy Efficiency Rating	
Very energy efficient - lower running costs	A (81-91)
Not energy efficient - higher running costs	G (1-20)
Current	85
Potential	96

England & Wales
EU Directive 2002/91/EC