



2, Garth Kosti Woles, Newquay, TR8 4RP

david ball  
Agencies



Chain Free. Welcoming to the market is this immaculately presented two DOUBLE bedroom Coach house located in the sought-after award winning Nansledan, offering a range of shops, cafes and a new primary school. This stunning property comprises a modern kitchen/diner, lounge, and downstairs WC, two double bedrooms and family bathroom. Externally the property has its own allocated parking spaces. Viewing is highly recommended.

**Guide Price £300,000 Freehold**

## Key Features

- Chain Free
- Two DOUBLE Bedroom Coach house
- Modern Fitted Kitchen
- Gas Central Heating
- Two Allocated Parking Space
- In the Popular Nansledan Estate
- Family Bathroom and Sperate WC
- Immaculately Presented
- EPC - B
- Viewing Highly Recommended

## Location

Nansledan is a thoughtfully designed extension of the coastal town of Newquay, located on Cornwall's scenic north coast. Developed on Duchy land with direct input from King Charles, the former Duke of Cornwall, this vibrant community combines traditional charm with modern convenience. Nansledan features shops, bakeries, bars, and its own primary school and nursery, along with three parks, children's play areas, and a newly opened skate park, with more recreational areas planned in future phases. The soon-to-be-completed Market Street, just a five-minute walk from the property, will add a supermarket, food hall, and additional shops to the community. Approximately two miles away, Newquay itself offers an extensive range of shopping, schools, and a lively selection of bars, restaurants, and nightclubs. Newquay's historic working fishing harbor and stunning coastline are among the finest in Europe. The town is well-connected, with local bus and rail services, and Newquay Airport is just six miles from the property.

## Accommodation in detail







## Entrance Hallway

**6'6" x 4'8" (1.99 x 1.44)**

Composite entrance door with letterbox. Doors to subsequent accommodation. Radiator. Stairs to first floor landing.

## Kitchen

**19'1" x 11'11" (5.82 x 3.64)**

Double glazed wooden window to front elevation. Double glazed wooden window to side elevation. Modern fitted kitchen to include a range of wall base and draw units with roll top work surfaces over. Ceramic sink with mixer tap and drainer. Integrated appliances include a dishwasher, separate fridge freezer and electric oven with four ring gas hob and extractor hood over. Radiator. Door leading to WC.

## WC

**6'5" x 3'3" (1.98 x 1.00)**

Low level WC with dual flush. Pedestal wash hand basin with mixer tap. Radiator. Extractor. Part tiled walls.

## Landing

**15'11" x 9'7" (4.87 x 2.93)**

Velux window. Airing cupboard. Doors to subsequent accommodation.

## Living Room

**18'9" x 11'0" (5.72 x 3.37)**

Dual aspect wooden double glazed windows to front and side elevations. Electric wall mounted feature fireplace. Radiators.

## Bedroom One

**11'11" x 9'8" (3.64 x 2.95)**

Double glazed wooden window to the front elevation. Radiator. Built in wardrobes.

## Bedroom Two

**12'1" x 12'0" (3.69 x 3.68)**

Double glazed wooden window to the front elevation. Radiator. Over stair storage cupboard.

## Bathroom

**7'9" x 6'8" (2.38 x 2.05)**

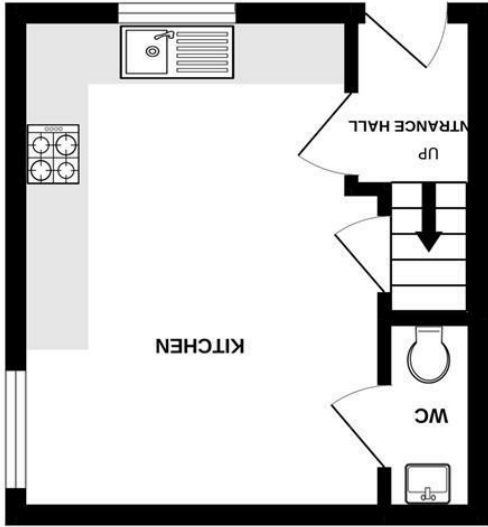
Velux window. Low level WC with dual flush. Pedestal wash hand basin with mixer tap. Panelled 'P' shaped bath with mixer tap and mains overhead shower above. Heated towel rail, Extractor. Part tiled walls.

## Exterior

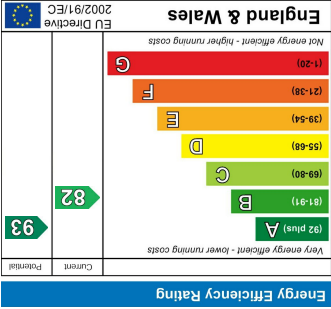
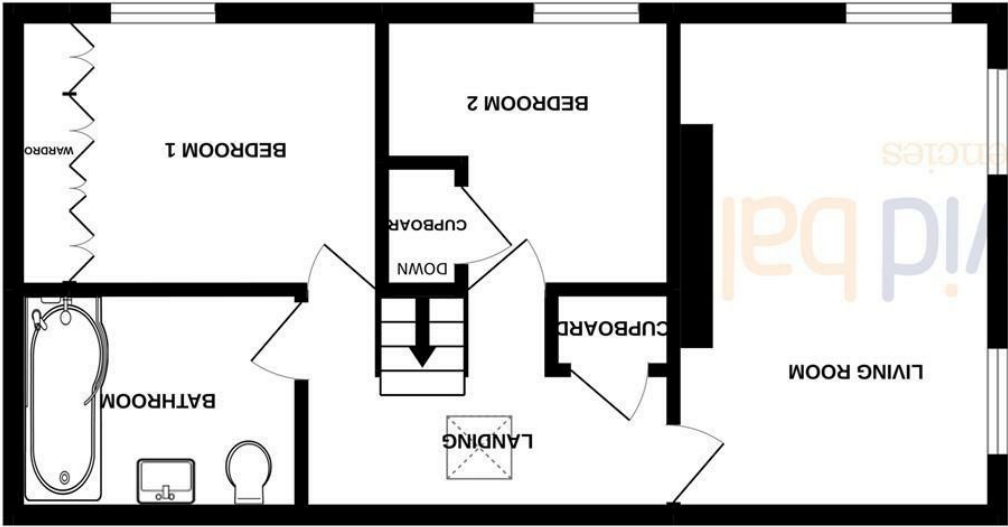
The coach house comes with allocated parking spaces.



GROUND FLOOR



1ST 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 ©2022

david ball Agencies

01637 850850

www.davidballagencies.co.uk



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

Connecting People to Property Perfectly

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 services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.