

## **Poldark, 210 Henvver Road, Newquay, Cornwall, TR7 3EH**



**Handsome detached 5 bedroom family home just 2 minutes walk from popular Primary and Secondary schools with parking for 2/3 vehicles and enclosed rear garden.**

- Flexible layout with potential of a ground floor annexe
- Gas central heating & uPVC double glazing
- Off street parking for 3 cars
- South facing low maintenance rear garden
- 5 double bedrooms
- Popular residential location for town, schools and beaches

**Price £395,000 Freehold**



Henver Road is a popular residential road with families located between Newquay Town and St Columb Minor. Thanks to the development of the Nansledan Estate and it's proximity to the newly refurbished Co-Op, the property now has a range of amenities on it's doorstep, as well as being within a 2 minutes walk of both primary and secondary schools and Porth beach within easy walking distance. Located a 20 minute walk from Newquay Town & Chester Road it's well positioned to enjoy the highly popular residential and holiday destination with an abundance of independent cafes, coffee shops and bars as well as the improved travel links via the A30 & Newquay Airport.

210 Henver Road is a large family home offering very flexible accommodation with potential for a 1 bedroom internal annex to the ground. Entering from the front, the property has a large open plan lounge/diner which moves through to the kitchen. The kitchen has ample room to seat 4 people around the island with a lovely light aspect from the large South facing doors and window unit. The kitchen also contains a large pantry cupboards and gives access to the downstairs shower room/WC.

Separated by the internal hallway, there is also a further reception room, lounge with some kitchen units and shower room which can be access by a separate side door.

To the first floor are 5 bedrooms all of which are capable of accommodating double beds, as well as the large family bathroom complete with a free standing bath and large double shower unit. Both of the rear South facing bedroom enjoy patio door units with some far reaching views.

To the rear, the property has a lower level utility housing the new gas boiler and plumbing for a washing machine with additional access and storage below the house.

To the front the property has a granite chipped parking area for 3 cars with access down the side to the rear garden. Fully enclosed with close board timber fencing and low maintenance with high quality astro turf, the South facing rear garden and terrace off the kitchen enjoys a full days sun and is largely private from the neighbouring properties.

**TENURE**

Freehold

**SERVICES**

All Mains

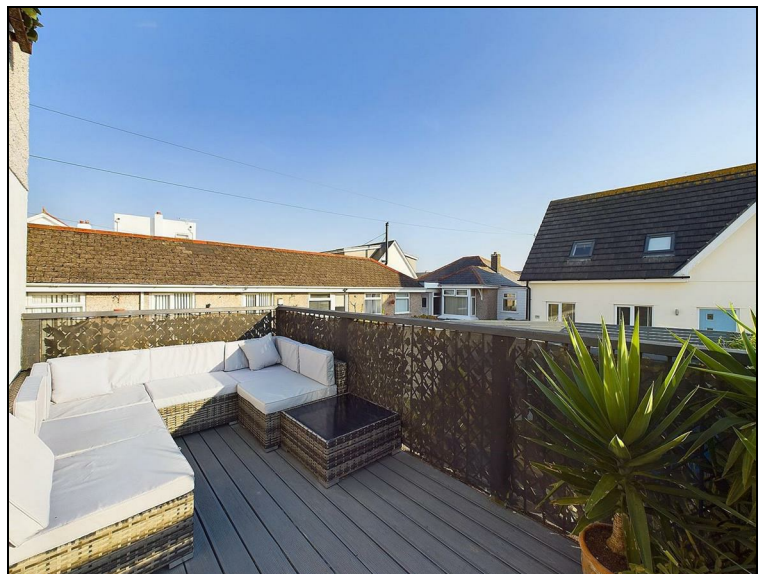
**COUNCIL TAX**

Band E

**MOBILE & BROADBAND COVERAGE**

Ultrafast: up to  
Mobile Signal: L  
(Source: OFCO

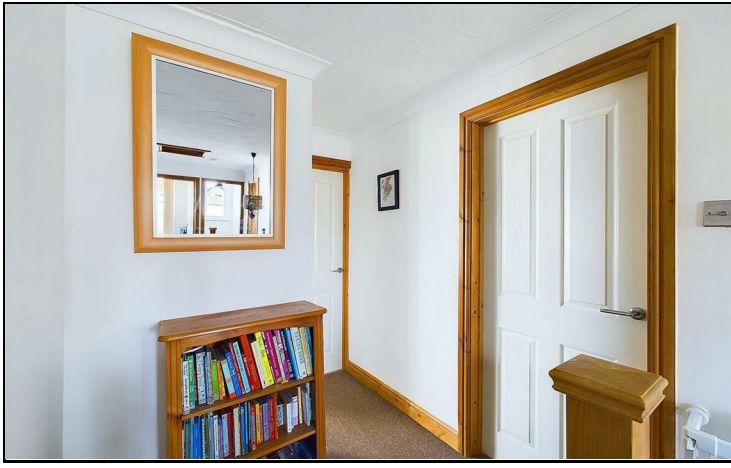
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











**Approximate total area<sup>®</sup>**  
 161.71 m<sup>2</sup>  
 1740.63 ft<sup>2</sup>

**Balconies and terraces**  
 11.87 m<sup>2</sup>  
 127.77 ft<sup>2</sup>

**Reduced headroom**  
 0.17 m<sup>2</sup>  
 1.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

# Start & co

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