

## 30 West Road, Quintrell Downs, TR8 4LD



**LARGE ENCLOSED REAR GARDEN | DOUBLE GARAGE | Detached 5 bedroom property, presented in excellent condition, occupying a large plot in Quintrell Downs, with enclosed level rear garden, driveway parking for 3-4 cars and a detached double garage**

- 5 double bedrooms (3 ground floor, 2 first floor)
- Large enclosed rear garden
- Popular village location on the outskirts of Newquay
- Double garage and driveway parking
- Lounge and separate dining room
- Newly fitted bathroom
- uPVC double glazing and oil central heating

**Price £560,000 Freehold**

Located in Quintrell Downs, on the edge of Newquay, this spacious property has been updated by the current owners and makes a delightful home, with plenty of space for a growing family. Close to village amenities, as well as the popular Duchy of Cornwall development with independent shops, cafes and bar, Newquay town centre and town beaches are also just a short drive away.

The property is approached via a vehicular gate providing access to the private driveway with ample parking for 3-4 cars as well as a detached double garage with electrically operated garage door, power and light.

The front door opens in to the spacious entrance hallway, providing access to all ground floor rooms with staircase ascending to the open gallery landing with doors to the 2 first floor bedrooms.

On the ground floor is the dual aspect lounge, the separate modern dining room and kitchen with door providing access to the rear garden. There are 3 ground floor double bedrooms as well as a newly fitted bathroom, with full length bath as well as separate walk-in shower cubicle.

To the rear of the property is the large level lawned enclosed garden encompassing a large porcelain slabbed patio area and additional gravelled seating / BBQ area, with gated side access down either side of the property. There is also a useful 7'5" x 12' Keter shed.

#### HALLWAY

#### LOUNGE

20'4 x 11'7 (6.20m x 3.53m)

#### KITCHEN

13'3 x 11'8 (4.04m x 3.56m)

#### DINING ROOM

11'6 x 8'1 (3.51m x 2.46m)

#### GROUND FLOOR BEDROOM 1

11'10 x 11'6 (3.61m x 3.51m)

#### GROUND FLOOR BEDROOM 2

12'10 x 8'3 (3.91m x 2.51m)

#### GROUND FLOOR BEDROOM 3

11'7 x 9'10 (3.53m x 3.00m)

#### BATHROOM

9'9 x 5'6 (2.97m x 1.68m)

#### FIRST FLOOR LANDING

#### FIRST FLOOR BEDROOM 4

14'4 x 11'9 (4.37m x 3.58m)

#### FIRST FLOOR BEDROOM 5

11'9 x 6'6 (3.58m x 1.98m)

Irregular shaped maximum measurements.

#### DETACHED DOUBLE GARAGE

Power and light and up and over electrically operated garage door.

#### TENURE

Freehold

#### SERVICES

Mains water, drainage and electricity. Oil central heating.

#### COUNCIL TAX

Band C

#### BROADBAND AND MOBILE COVERAGE

##### AVAILABILITY

Fastest available download speed: up to 80Mbps

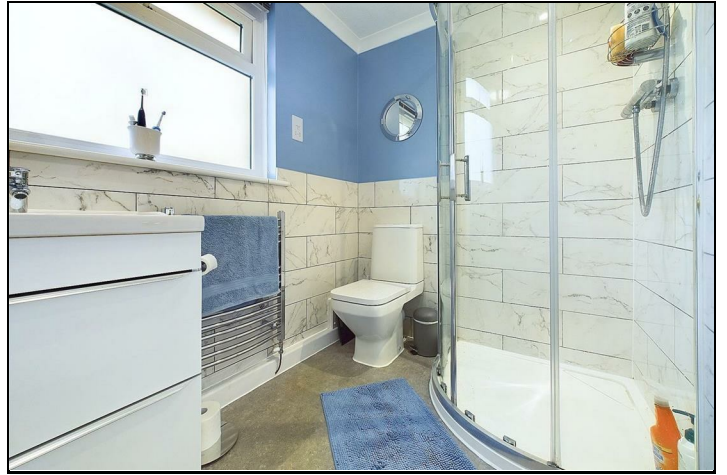
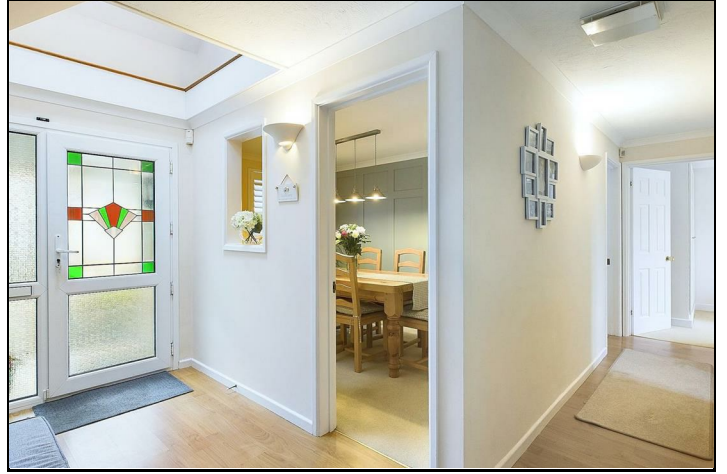
Mobile coverage: Limited

(Source: OFCOM)

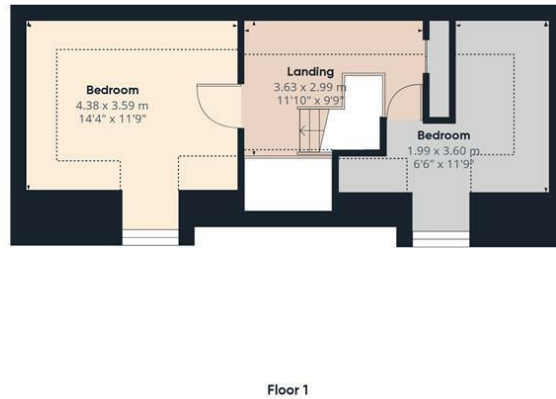
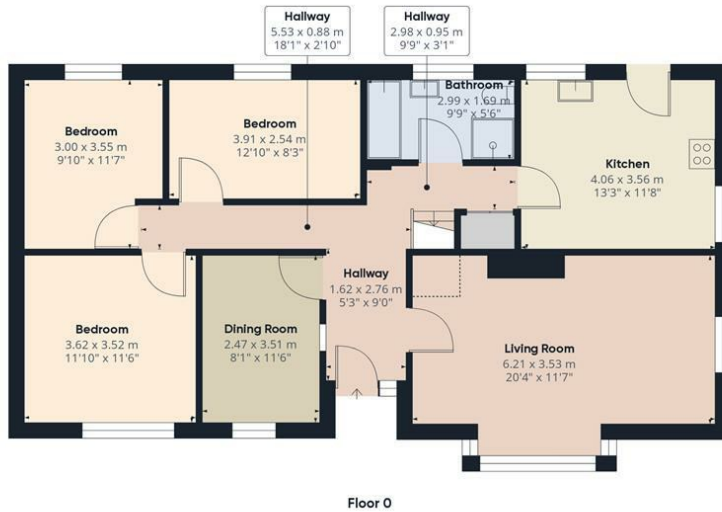
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











Approximate total area<sup>®</sup>

134.48 m<sup>2</sup>  
1447.53 ft<sup>2</sup>

Reduced headroom

17.4 m<sup>2</sup>  
187.29 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.

GIRAFFE360

# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk