

39 Wheal Golden Drive, Newquay, TR8 5PE



STUNNING CONDITION THROUGHOUT | HIGHLY DESIRABLE LOCATION | Stunning 3/4 bedroom bungalow on a really popular residential estate which has been extended and improved overtime, just a short walk from Holywell Beach and Dunes with a landscaped sunny South Facing garden with solar panels.

- Detached bungalow with a Portal Window with views of Gull Rock
- 4 bedrooms and 2 bathrooms
- Modern kitchen with range cooker and separate utility
- Landscaped private sunny rear garden with views
- Immaculately presented throughout
- Large bright open plan lounge/diner

Price £550,000 Freehold

Holywell Bay is a popular beachside village central to the North Cornish coast. The stunning National Trust owned sand dunes along with the dramatic cliffs and long sandy beach has been a popular tourist destination as well as a backdrop for multiple international films and TV series. It sure is the idyllic setting for tourists as well as those looking to enjoy a slower pace of life with stunning coastal walks, lifeguard covered beach, charming village pub and the very popular recently refurbished Holywell Beach Bar. This is all helped with it's convenient positioning just 15 minutes off the A30 and Newquay airport.

No 39, Wheal Golden Drive is a lovely traditional stone fronted bungalow on a very popular residential estate. Thanks to the elevated position, views of the surrounding coast can be viewed with the entrance to the beach only 600m and access to the dunes just 300m from the front door. From the road, a small front garden and driveway parking for 2 cars.

From the front door a central corridor provides access to the front facing bedroom equipped with large integral cupboard and further to the lounge/diner and separate kitchen. The L-shape lounge provides ample room for 2 designated areas with the lounge having an electric fire recessed in the original fireplace. The room also enjoys views over the neighbouring golf course, dunes and a portal window has been added which frames Gull Rock in the distance.

Through the diner, you can access the utility room and through to the separate kitchen. The kitchen has a range of shaker style kitchen units under a quartz worktop with underslung sink and all of the expected white goods including an electric Range cooker.

The property has 2 bathrooms, both in immaculate condition with separate baths and shower units, and fully tiled throughout. There are also 3 bedrooms to the rear. One of the rooms has bifold doors to the

rear garden and is currently being used as a secondary lounge and another has a double opening patio door unit.

The rear garden has been made very low maintenance with a level patio area leading towards a small retaining wall and steps up to the lawn. The level lawn has a sleeper planting border surround and climbers breaking the blockwork boundary wall with a summer house in the top corner. The garden enjoys views over the coastline and is very private not overlooked by any of the neighbouring bungalows.

TENURE
Freehold

SERVICES
Mains Electric, water and drainage. The property has owned solar panels that provide cheaper electricity to the bungalow with a FIT.

COUNCIL TAX
Band D

BROADBAND & MOBILE AVAILABILITY
Broadband: fastest download speed: up to 80Mbps
Mobile coverage: Limited
(Source: OFCOM)

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





