

## 12 Gannel Rock Close, Newquay, TR7 2FL



### **MODERN 2 BEDROOM HOUSE OVERLOOKING THE RIVER GANNEL AND COUNTRYSIDE WITH FRONT AND REAR LOW MAINTENANCE SUNNY GARDENS AND 2 PRIVATE PARKING SPACES IN EXCELLENT CONDITION THROUGHOUT**

- Stunning modern home with elevated views
- Gas C/H and Double Glazing
- Rear enclosed lawned garden with shed
- Peaceful modern estate
- 2 Double Bedrooms
- 2 generous side by side parking spaces
- Immaculate throughout
- Downstairs WC and utility area
- Front South Facing River view terrace garden
- Views over the River and Surrounding Countryside

**Price £305,000 Freehold**

This delightful 2 bedroom house sits perched high above the River Gannel and commands lovely South facing elevated views over the River Gannel and surrounding countryside to the front with a low maintenance decked front garden, accessed off double doors from the lounge. The rear garden is slightly sloping with a further patio/drying area and is fully fenced with a small garden shed and gate leading onto the generous rear side by side parking for 2 cars

The house itself features an open plan ground floor lounge/kitchen with open stairs to the first floor and access to a small utility/boiler area and downstairs wc. Upstairs, there are 2 double bedrooms (one with views and a built-in wardrobe) and the family bathroom.

Gannel Rock Close lies on a peaceful recently constructed estate built by a trusted local building company approximately a mile from Newquay Town and a short stroll from the River and the Boating Lake. Morrisons and Treloggan bus routes can be accessed by a variety of cut-through paths on foot.

**TENURE**

Freehold

**SERVICES**


All mains

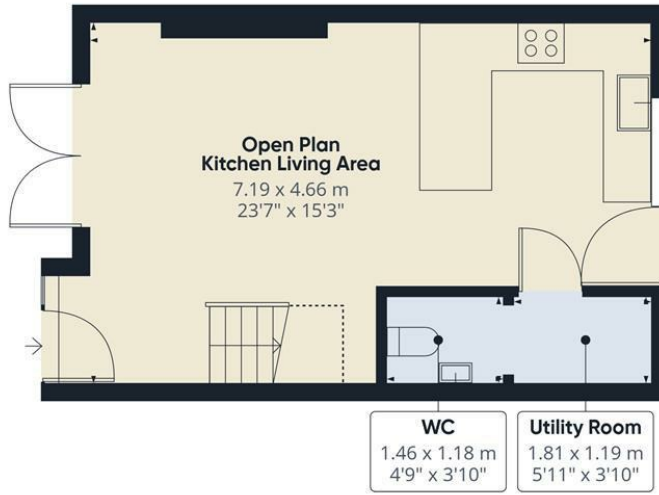
**COUNCIL TAX**

Band B

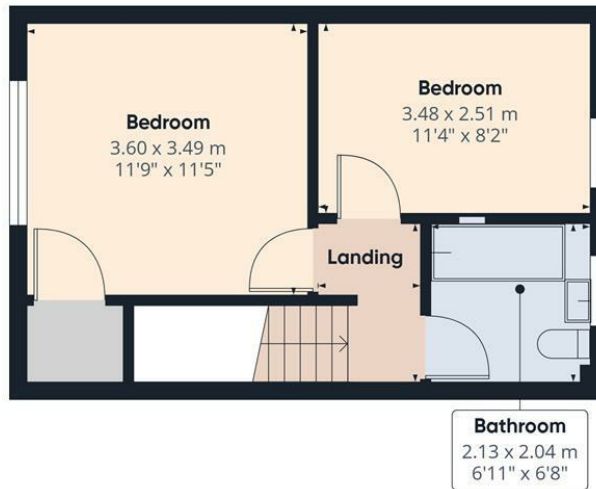
**ESTATE MANAGEMENT CHARGE**

circa £170 per annum to cover private road maintenance and communal area maintenance.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Floor 0



Floor 1



**Approximate total area<sup>1)</sup>**

63.1 m<sup>2</sup>  
680 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

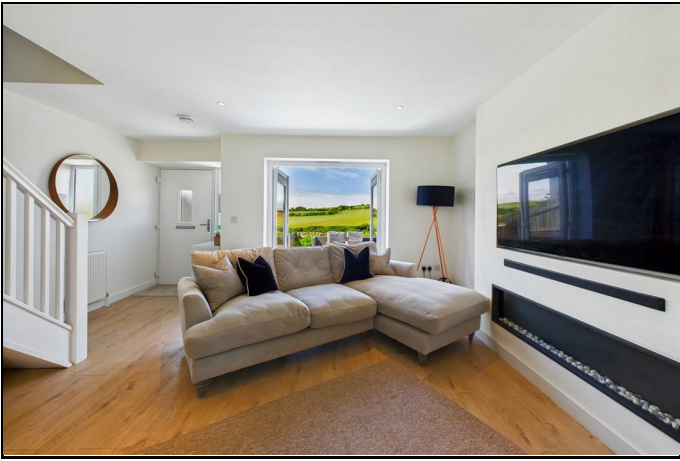
(1) Excluding balconies and terraces

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

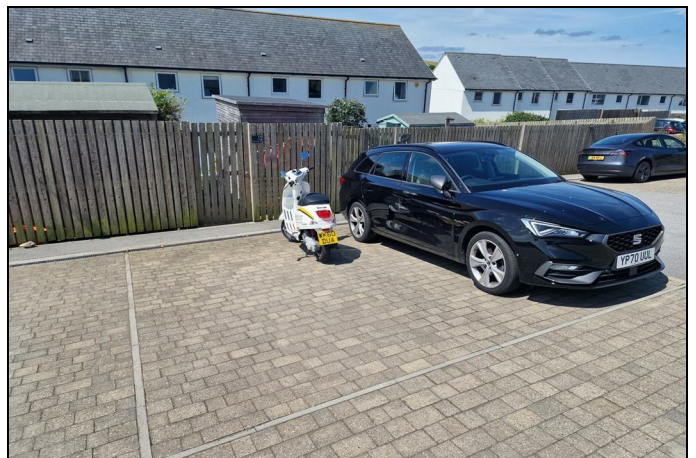
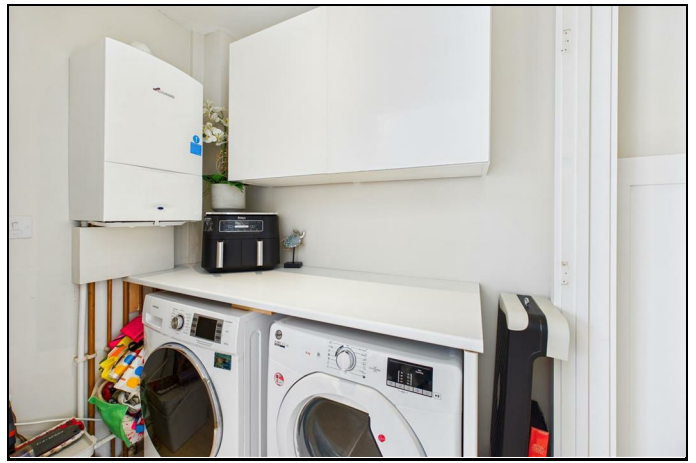
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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