

## 36 Hilgrove Mews, Newquay, TR7 2FW



### IMMACULATE 3 BEDROOM 3 BATHROOM LOW MAINTENANCE OPEN PLAN ECO SMART HOME ON THIS QUIET MEWS DEVELOPMENT CLOSE TO NEWQUAY TOWN AND BEACHES

- Extremely popular residential location
- App controlled heating and lighting system
- EPC rated A, low consumption and running costs
- NO ONWARD CHAIN, VACANT POSSESSION AVAILABLE
- 3 large double bedrooms, 3 bathrooms
- Stunning open plan lounge/kitchen/diner
- Quiet cul-de-sac mews location
- Air source heating, Heat recovery system and Solar panels
- Small mature planted courtyard garden
- Short walk to Newquay Town, Barrowfields and beaches

**Price £430,000 Freehold**

Hilgrove Mews has become a very popular residential development in recent years thanks to the proximity both to Chester Road shopping complex and Newquay Town Centre. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. As a result, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep. The property has some true Eco credentials with Air source heating linked with solar panels providing zonal underfloor heating throughout the property with a mechanical ventilation system providing air flow throughout the property. Windows and doors are fitted with Argon filled triple glazing with highly insulated walls and floors. Energy saving app and sensor controlled LED lighting runs throughout providing bright or ambient lighting.

The welcoming entrance is directly off the front private parking driveway capable of accommodating 2 small vehicles and opens up into a bright and airy hallway with a downstairs wc that provides access to the stunning open plan lounge/kitchen/diner which occupies most of the ground floor and leads via a glazed wall with doors onto a delightful fully enclosed low maintenance courtyard garden with side storage section/access. Upstairs the property has three generous bedrooms on two levels with 2 en-suite bedrooms and a family bathroom.

The property has recently been used as a successful holiday let but is also suitable as a fine eco-friendly smart family home close to town.


**TENURE**  
Freehold

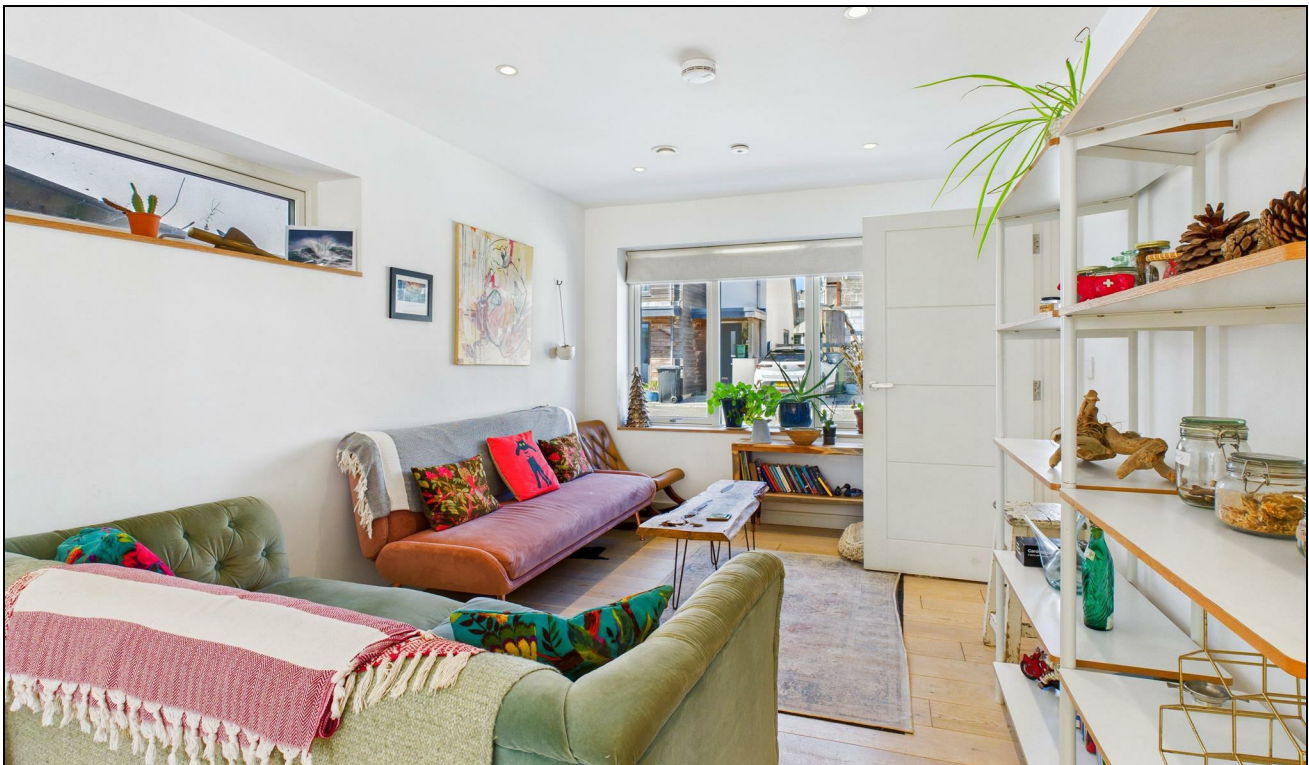
**ESTATE CHARGE**  
Current estate management charge of £221.54 pa.

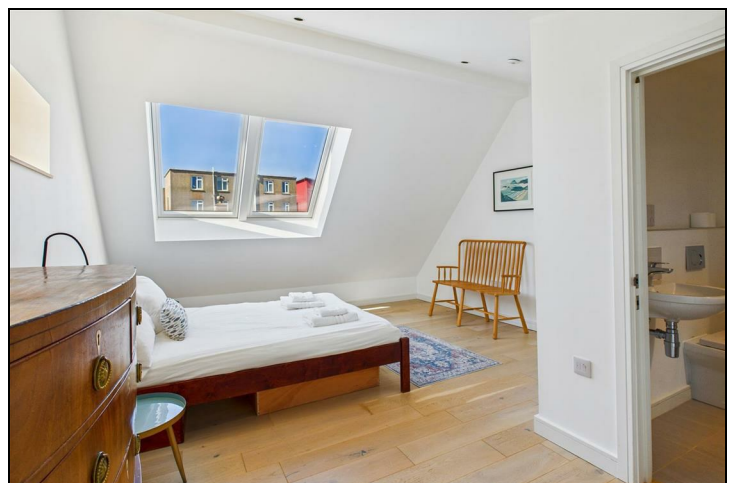
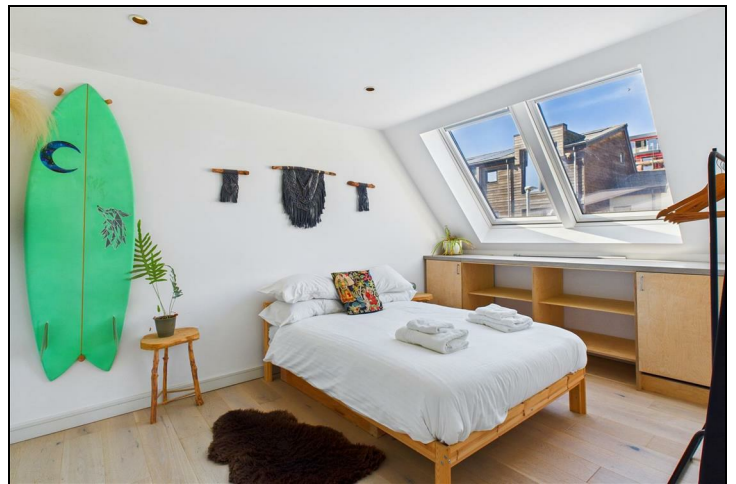
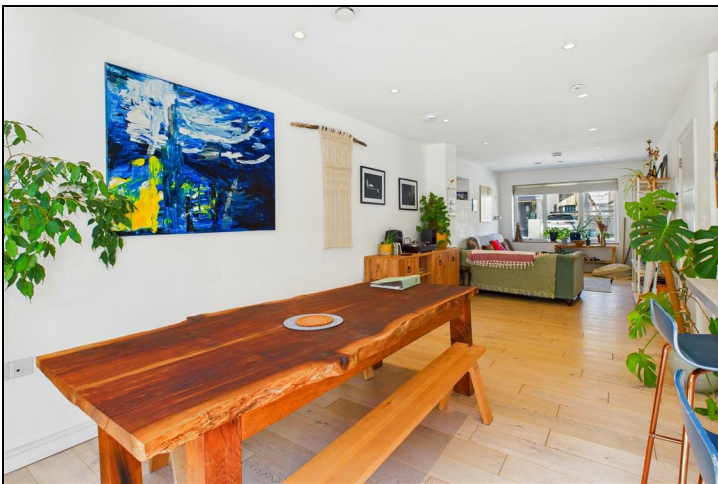
**SERVICES**  
Mains water, electricity and drainage

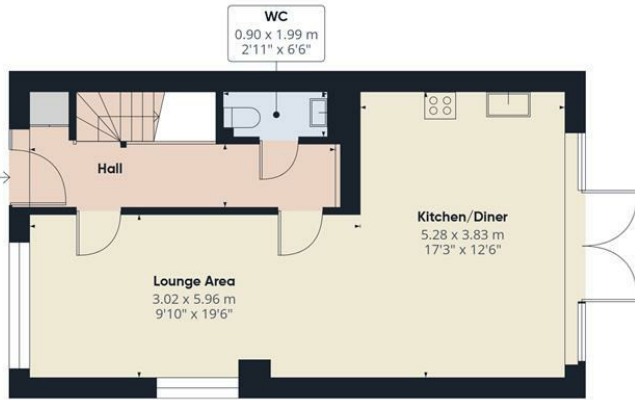
**COUNCIL TAX**  
Band D

**EPC**  
Rated A 100

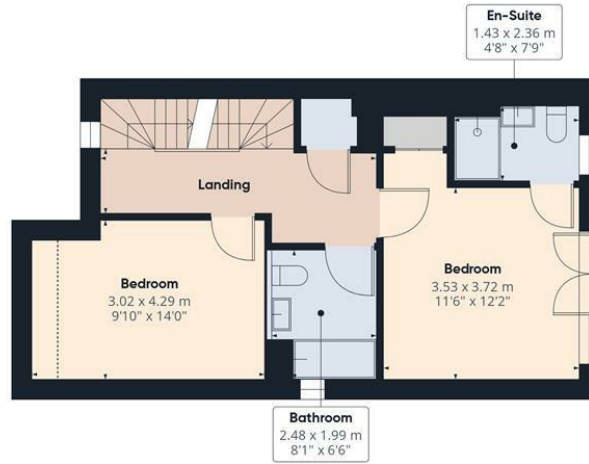
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



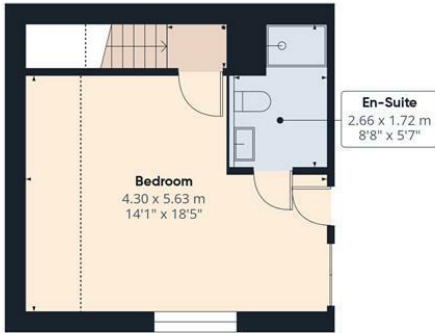




Floor 0



Floor 1



Floor 2



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

122.1 m<sup>2</sup>  
1315 ft<sup>2</sup>

Reduced headroom

5.5 m<sup>2</sup>  
59 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

# Start & co

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