

7 Neeham Road, St Newlyn East, Cornwall TR8 5LE



QUIET VILLAGE LOCATION | STUNNING CONDITION THROUGHOUT | Modern 3 double bedroom semi-detached house with a stunning 32ft open plan lounge kitchen diner with vaulted ceiling located in the popular village of St Newlyn East.

- 3 Double bedrooms over 2 floors
- Oil central heating and uPVC double glazing throughout
- Stunning open plan living area with doors to the level rear garden
- Brick paved driveway suitable for 2 cars
- Countryside views to the front
- Enclosed rear garden mainly laid to lawn with mature boundary

Price £420,000 Freehold

7 Neeham Road is a superb property located on a quiet road on the outskirts of the very popular village of St Newlyn East. The village is extremely popular thanks to it's community spirit, well equipped public spaces and proximity to Newquay Town, Truro and the central location on the North Cornish Coast. It's enjoyed by families as well as young couples right through to retirees.

The property is very unique with a large open plan living area occupying most of the ground floor and providing access to the level established rear garden.

Brick paved parking to the front of the property leading to a large storage cupboard housing the Oil combination boiler providing the hot water and central heating throughout. Oil tank for the central heating system and side access to the rear garden and door to the:

ENTRANCE HALLWAY

Staircase ascending to the first floor with wooden banister and stainless steel spindles. Under stairs storage cupboard. Aged oak laminate flooring continuing through to the open plan living area. Access to the:

DOWNSTAIRS WC

5'9 x 2'10 (1.75m x 0.86m)
Side aspect diffused glass window. Low Level WC. Pedestal basin

DOWNSTAIRS EN SUITE BEDROOM

11'6" x 9'3" (3.53m x 2.84m)
Front aspect window looking over St Newlyn East recreation parc. Large built in wardrobe. Access to the

EN-SUITE

3'6 x 8'4 (1.07m x 2.54m)
Full wet room with white floor to ceiling tiles throughout and a slate effect floor. Stainless Steel towel rail, Low level WC and wall mounted basin.

OPEN PLAN LOUNGE/KITCHEN/DINER

KITCHEN

11'6 x 12'11 (3.51m x 3.94m)
Range of floor and wall mounted white gloss kitchen units with brushed steel handles. Integral fridge/freezer, washing machine, dishwasher, electric oven and 4 point hob unit with brushed stainless splashback and extractor canopy. Under unit worktop lighting. Rolled edge oak effect laminate worktop

LOUNGE

20'11 x 12'6 (6.38m x 3.81m)
Large corner window and doors to the rear garden. Vaulted ceiling with 4 Velux. Suspended wire railed lighting.

BEDROOM 2

Front aspect window with views over the recreation ground and out towards the countryside. Loft access. Built in wardrobe. Multiple socket points

BATHROOM

Double shower with stainless steel fittings off the mains and white ceramic tile surround. Stainless steel towel rail. WC full length bath. Wall mounted basin. Side aspect diffused glass window.

BEDROOM 3

Rear aspect window. Built in wardrobe.

REAR GARDEN

Immediate patio area to the rear of the lounge with level access to the lawned garden. Large storage shed. Fully enclosed with mature shrubs to the rear. Side gated access to the front of the property.

SERVICES

Mains Water, electric and drainage. Oil for central heating and hot water.

TENURE

Freehold

COUNCIL TAX

Band C





