

16 Luxland View, Newquay, TR7 2FJ



IMMACULATELY PRESENTED 3 BEDROOM MODERN HOUSE OVERLOOKING THE COMMUNAL GREEN AND RIVER GANNEL COUNTRYSIDE WITH FRONT AND REAR GARDENS AND 3 PRIVATE PARKING SPACES

- 3 Bedrooms (2 double, 1 single)
- IMMACULATE THROUGHOUT
- South facing front seating garden with views
- VACANT POSSESSION – NO ONWARD CHAIN
- Gas central heating and double glazing
- Downstairs WC
- Open front aspect with Countryside views
- 888 ft
- Open plan ground floor living
- Popular peaceful location

Reduced To £335,000 Freehold

This delightful family home is presented in “as new” condition on this popular and convenient modern estate constructed by a respected local builder in 2017. The front garden serves as more of a “rear” garden as it easy to access the property from the rear parking through the rear garden. This leaves the front garden and deck, accessed off double lounge doors, for South facing seating and dining overlooking the common maintained green and the River Gannel Countryside.

The accommodation on the ground floor is predominantly open plan with 34sqm lounge/kitchen featuring a breakfast bar and ample room for a dining table leading into the comprehensively fitted kitchen with appliances and wood worktops. A rear vestibule provides access to the back garden/parking bays and also the downstairs WC. The first floor accommodation features a generous landing providing access to the three bedrooms and the bathroom. The property is in excellent decorative order throughout, having recently been decorated with new carpets fitted.

To the rear of the garden, there are 2 generous wide private parking spaces and a timber bin store. No.16 also has the added benefit of another private 3rd parking space for visitors a short walk from the property.

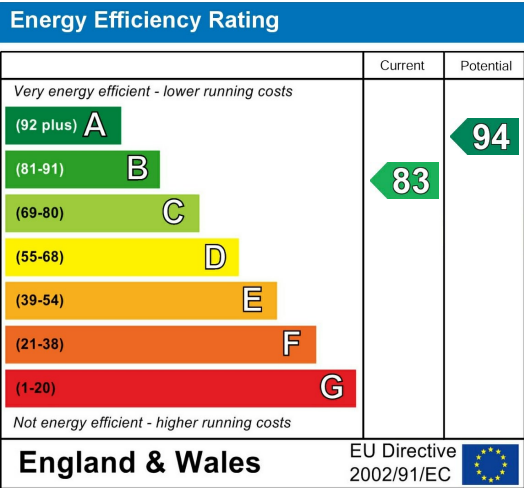
The property has no onward chain and is available with immediate vacant possession.

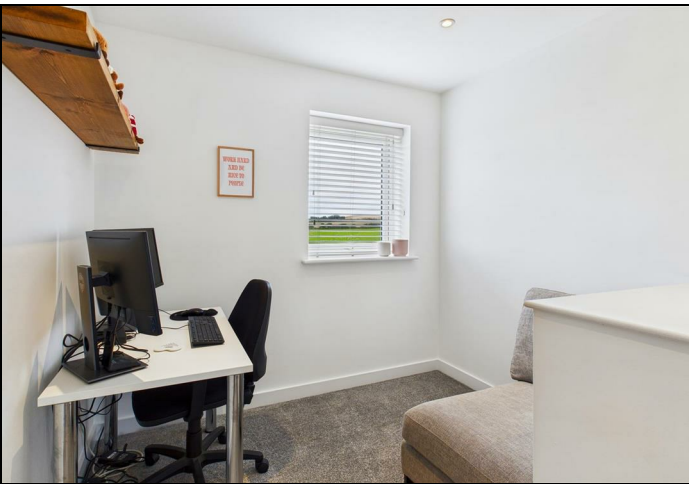
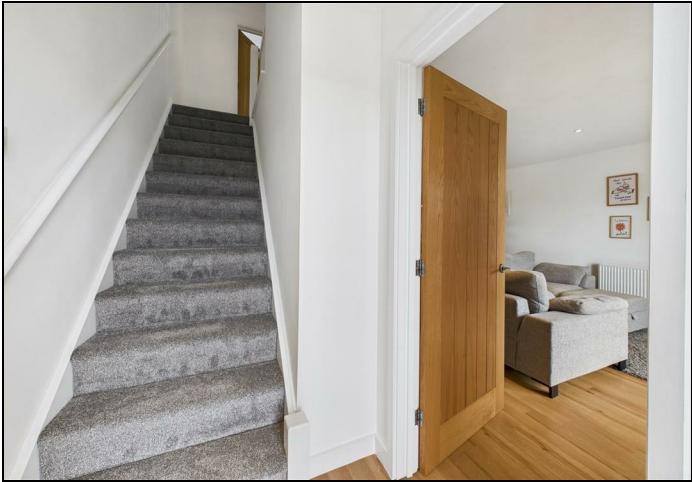
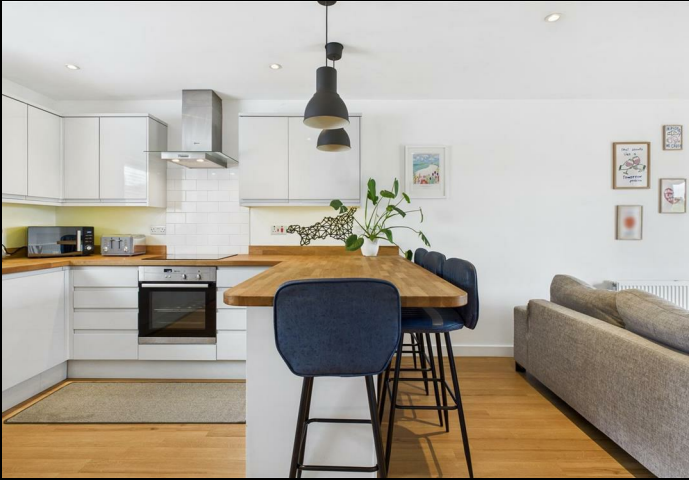
TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band B

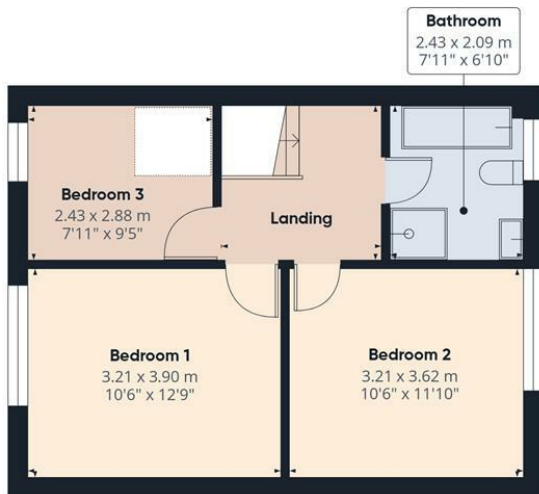
ESTATE CHARGES
The communal estate management charge amounts to approximately £220 per annum.







Floor 0



Floor 1



Approximate total area[®]

82.5 m²

888 ft²

(1) Excluding balconies and terraces

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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