

SCHOOL ROAD, NEWQUAY



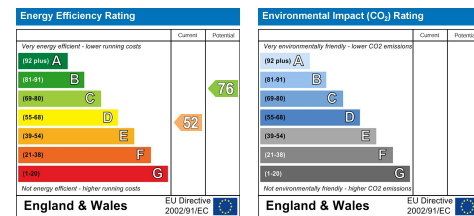
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Rooms of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- Detached Bungalow
- Separate Kitchen and Utility Room
- Utility Room
- Parking
- Modernisation Project
- Four Bedrooms
- Countryside Views
- Garage
- No Onward Chain
- 1360sqft Accommodation

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



WEST VIEW SCHOOL ROAD, NEWQUAY, TR8 5EA  
SPACIOUS DETACHED BUNGALOW

West View is a well proportioned detached bungalow located in the village of Summercourt. The property is in need of modernisation and is offered to the market with no onward chain.

In all, the accommodation comprises:- entrance hall, kitchen, utility room, dining room, lounge, master bedroom with en suite, three further bedrooms and the family bathroom. Externally there is parking to the front, detached garage and rear garden with countryside views.

EPC E - COUNCIL TAX BAND D - FREEHOLD

GUIDE PRICE £400,000

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

## THE PROPERTY

West View is a well proportioned detached bungalow offering 1360sqft accommodation located in the village of Summercourt. The property is in need of modernisation but offers the new owner the opportunity to put their own stamp on the property. Offered to the market with no onward chain and vacant possession. Early viewing is advised to truly appreciate the size of this property.

In all, the accommodation comprises:- entrance hall, kitchen, utility room, dining room, lounge, master bedroom with en suite, three further bedrooms and the family bathroom. Externally there is parking to the front, detached garage and rear garden with countryside views.

## SUMMERCOURT

The village of Summercourt offers a post office, convenience store, bakers, florist, public house and an award winning primary school. It is a perfect location in mid Cornwall with easy access to the A30 which is the main trunk road through Cornwall and now within 5 minutes of the new out of town retail park Kingsley Village Shopping Centre with the likes of high street multiples Marks & Spencers with food hall, Next, Boots and a TK Maxx.

## NEWQUAY

Newquay is one of Cornwall's most highly favoured coastal locations, famous for its many beautiful sandy beaches and home to probably the Country's best surfing spot, Fistral Beach. The Pentire Headland is on the southern side of Fistral, flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach. The highly regarded Newquay Golf Course also overlooks Fistral and is easily accessed, as are a range of distinguished dining establishments such as The Fish House which won Gold at the 2018/19 Cornwall Tourism Awards. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow, while across the Camel Estuary at Port Isaac, is Nathan Outlaw. Newquay International Airport provides easy links to London and numerous other major cities of the UK as well as many destinations around Europe.



## ENTRANCE

Entrance hallway with storage cupboards housing hot water tank.

## KITCHEN

9'8" x 15'4" (2.96 x 4.69)  
Comprising a range of base and eye level units with worktops over and tiled splashback. Inset sink with drainer unit and window to the rear. Space for two under counter appliances and oven with extractor over. Door from kitchen opens into the utility room.

## UTILITY

9'7" x 7'4" (2.93 x 2.26)  
Window to front. Base level units with worktops over and inset sink and drainer unit. Space and plumbing for undercounter appliance.

## DINING ROOM

9'5" x 10'6" (2.88 x 3.21)  
Window to rear. Alcove into the lounge.

## LOUNGE

12'6" x 17'2" (3.83 x 5.24)  
Patio doors to rear. Windows to either side. Log burning stove.

## MASTER BEDROOM

12'7" x 14'1" (3.86 x 4.31)  
Window to rear.

## EN-SUITE

5'11" x 8'9" (1.82 x 2.67)  
Shower cubicle, hand wash basin and low level W.C. Electric towel rail

## BEDROOM TWO

9'6" x 10'4" (2.9 x 3.17)  
Window to rear.



## BEDROOM THREE

10'2" x 8'8" (3.11 x 2.65)  
Window to front.

## BEDROOM FOUR

9'4" x 8'6" (2.86 x 2.61)  
Window to front.

## FAMILY BATHROOM

7'8" x 6'5" (2.34 x 1.97)  
Bath, hand wash basin, W.C, electric towel rail. Window to front.

## DETACHED GARAGE

12'11" x 19'9" (3.96 x 6.03)  
Pedestrian access door to the side. Up and over garage door to the front. Power and lighting. Window to rear.

Please note, the garage is detached from the house but attached to the neighbouring garage.

## OUTSIDE

Parking is available at the front of the property.

The rear garden is mainly laid to lawn and there is a patio area which is accessed from the lounge.

## SERVICES

Mains electricity and water. Private drainage.

## COUNCIL TAX

Cornwall Council Tax Band - D.

## EPC

Current - 52E  
Potential - 76C

## TENURE

Freehold.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Truro proceed up Tregolls Road to the second set of traffic lights turning left onto the A39 leading up to Carland Cross and take the main A30 heading in an easterly direction taking the turning at Summercourt. Follow the slip road around and at the junction turn left passing through the village of Summercourt until you get to the traffic lights. Turn left at the traffic lights and proceed along School Road and then take the third turning on the right where the property can be found.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.