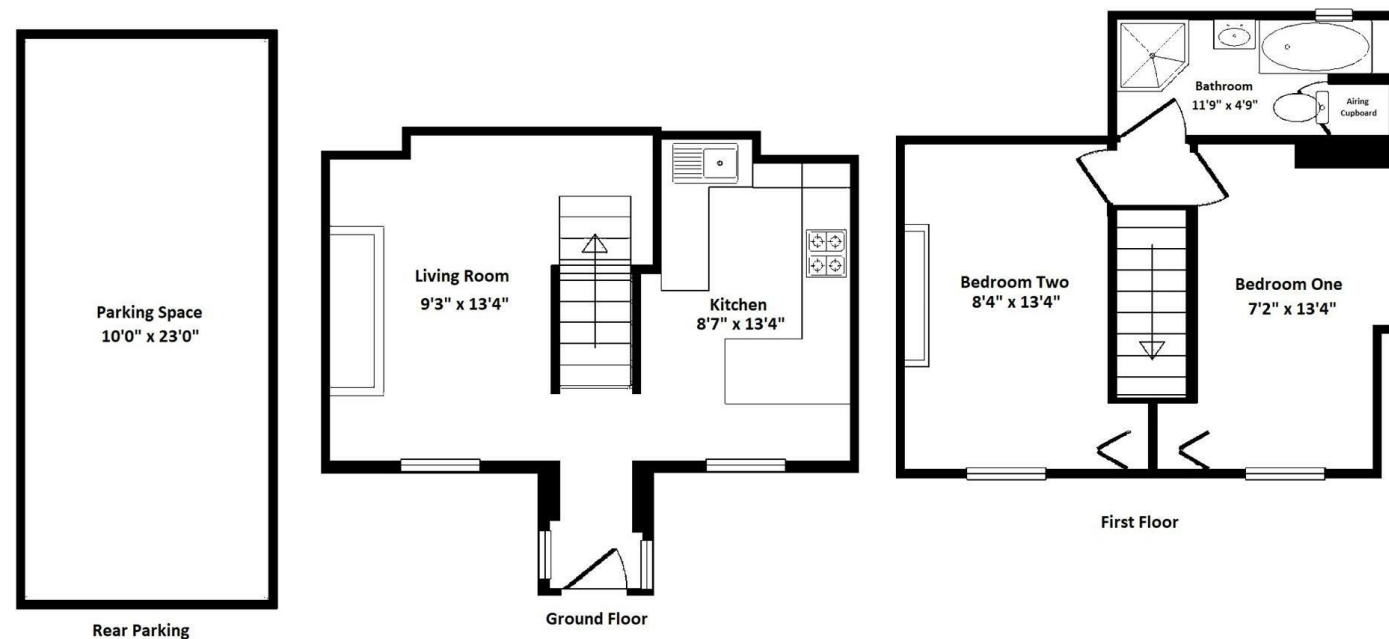


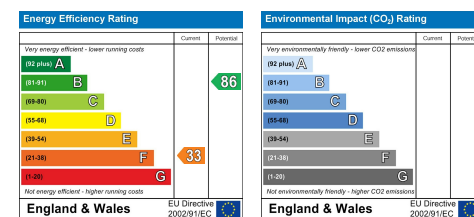
CHURCHTOWN, ST. NEWLYN EAST



KEY FEATURES

- END TERRACE
- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- CHARACTER PROPERTY
- OFF ROAD PARKING
- CLOSE TO NORTH COAST
- VILLAGE LOCATION
- VIEWING ESSENTIAL

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



11 CHURCHTOWN, ST. NEWLYN EAST, NEWQUAY, TR8 5LJ

END TERRACE CHARACTER HOUSE IN POPULAR VILLAGE

This end-terraced property is situated in the highly desirable village of St. Newlyn East. Immaculately presented and boasting period features including feature fireplace with wood burning stove and exposed ceiling beams. In all, the accommodation includes; sitting room, kitchen/dining room, two double bedrooms and a bathroom. There is a front garden and off road parking. Viewing highly recommended.

EPC - F. Freehold. Council Tax - B.

GUIDE PRICE £275,000

THE PROPERTY

11 Churchtown is a newly renovated two bedroom character cottage situated in the popular village of St Newlyn East. The dwelling has many charming features including vaulted ceiling beams and a wood burning stove, whilst being situated in the heart of the village, close to amenities on offer. The accommodation includes; front porch, kitchen/dining room and sitting room to the ground floor with two double bedrooms and a bathroom with bath and a separate shower to the first floor. There is a front garden laid to gravel for low maintenance, which provides an outdoor seating area with off road parking for one vehicle to the rear.

LOCATION

St. Newlyn East village has an excellent range of facilities including village shop, post office, primary school, public house, butcher/delicatessen, and cricket club. Newquay and the north Cornish coast is approximately six miles and the A30 is slightly closer for quick commuting throughout the county. The beaches on the North Coast including Holywell Bay and Crantock are within a ten minute drive, whilst the surfing hub of Newquay and cathedral city of Truro are within five and nine miles.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

SITTING ROOM

13'3" x 9'3" (4.06m x 2.82m)

Window to front. Feature fireplace with wood burning stove. WiFi enabled heating.



KITCHEN/DINING ROOM

13'3" x 8'7" (4.06m x 2.62m)

Comprising a range of base and eye level units with worktops over and tiled walls. Inset sink and drainer, integrated oven with hob and extractor fan over. Space for fridge/freezer with plumbing for dishwasher and washing machine. Breakfast bar. Window to front.

FIRST FLOOR

LANDING

BEDROOM

13'3" x 7'1" (4.06m x 2.18m)

Vaulted ceiling beams and window to front. WiFi enabled heating. Storage cupboards.

BEDROOM

13'3" x 8'3" (4.06m x 2.54m)

Vaulted ceiling beams and window to front. WiFi enabled heating. Storage cupboards.

BATHROOM

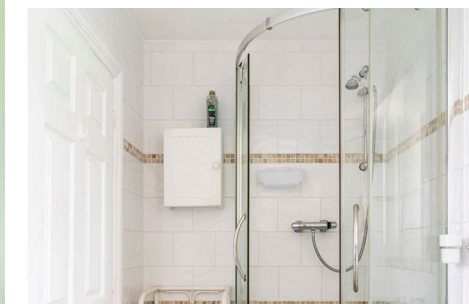
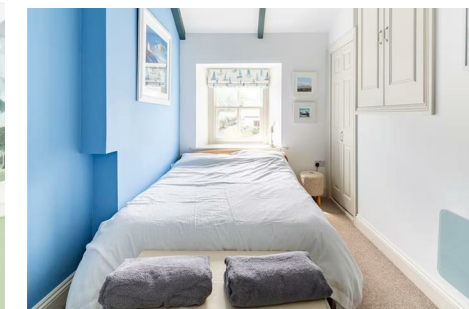
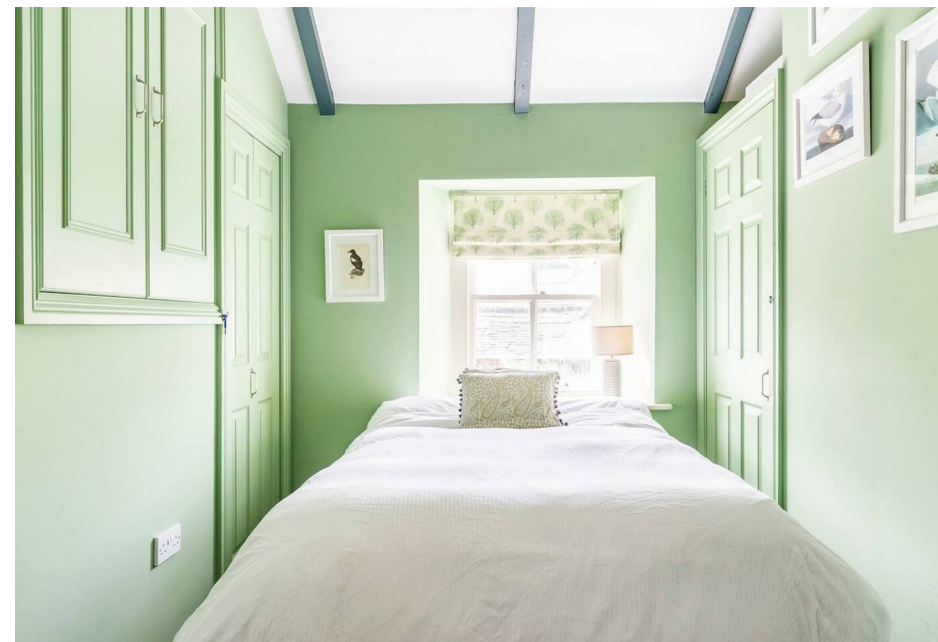
11'8" x 4'9" (3.58m x 1.45m)

Comprising bath, shower cubicle, hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

OUTSIDE

There is a cottage style garden to the front of the property that provides space for outdoor dining and seating; as well as a wood store.

There is also an off road parking space just a short



distance from the property. Shed space for bikes and surfboards etc available by separate agreement with neighbour.

PLEASE NOTE

There is a flying freehold within the property whereby a small section of the bathroom is situated over the neighbouring dwelling at the rear.

SERVICES

Mains water, electric and drainage. Heating via efficient WiFi enabling electric heating.

N.B

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

TENURE

Freehold.

COUNCIL TAX

B.

DIRECTIONS

Proceed out of Truro in a northerly direction on the A39 and at Carland Cross roundabout take the left hand turning onto the A30 signposted to Redruth. After approximately two miles take the right hand turning signposted to Goonhavern and after a short distance turn right signposted to St. Newlyn East. Proceed into the village and pass the primary school until you reach the crossroads and turn right and then immediately left and the property can be found on the left hand side.

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.

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.