

2 Plas Lethesow, Nansledan, Newquay, TR8 4FS



THREE STOREY 4 BEDROOM FAMILY HOME LOCATED ON THE DUCHY NANSLEDAN ESTATE WITH A LOW MAINTENANCE ENCLOSED REAR GARDEN AND TWO DESIGNATED PARKING SPACES OVERLOOKING THE COMMUNAL PARK AREA

- 4 Bedrooms, 2 bathrooms plus WC
- Low maintenance level garden
- Double glazing and gas central heating
- Spacious accommodation 1345 sq ft
- Large loft master bedroom with en-suite
- Popular estate with shops, school and amenities
- Two allocated parking spaces
- Quiet location overlooking a landscaped park area
- Short walk to the Sang for dog walking

Offers In Excess Of £380,000 Freehold

This delightful three storey home in the ever popular area of Nansledan sits immediately opposite a landscaped park and play area maintained by the management company. The property has two parking spaces a short walk from the rear garden gate along with a square level garden laid to artificial turf for ease of maintenance.

The Georgian style entrance opens into a hall with a downstairs wc, a useful understairs storage cupboard and into the rear lounge and fronting kitchen/diner. The lounge opens directly onto the level rear garden and onto the parking. First floor accommodation comprises three bedrooms and a bathroom, with the second floor housing the surprisingly large master bedroom suite with an en-suite shower room.

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band E

ESTATE MANAGEMENT CHARGES
Estate Management Charge for 2024 - 25 £376.22

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





