16 Carminow Way

Newquay

TR7 3AY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SEMI DETACHED HOUSE SITUATED IN DESIRABLE RESIDENTIAL LOCATION

This three/four bedroom semi-detached house is situated in a sought after location within Newquay, just a stone's throw from the coast, and within walking distance of the amenities on offer including town centre and range of schools.

Well presented, the accommodation includes; entrance hallway, sitting/dining room, kitchen/breakfast room and bedroom with en-suite to the ground floor with three bedrooms and a shower room to the first floor. There is a driveway parking, a detached garage and an enclosed rear garden laid to decking and lawn.

EPC - D. Freehold. Council Tax - D.

Guide Price £465,000

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9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

16 Carminow Way is a three/four bedroom semi-detached property situated in a sought after location within Newquay, within walking distance of schools, amenities in the town centre, and the north coast beaches and footpaths. The dwelling is larger than first apparent, and has been modernised during your ownership and in all, the accommodation includes; entrance hallway, open plan sitting/dining room, kitchen, rear porch, bedroom and w.c. to the ground floor with three bedrooms and a shower room to the first floor. There is a driveway providing off road parking for two vehicles to the front, whilst there is a garage and a beautifully landscaped rear garden that enjoys the sunny aspect throughout the day.

LOCATION

Lusty Glaze is a beautiful sheltered cove famed for it's golden sand, awe inspiring views and stunning sunsets. An equally short walk from the property you will find Porth Beach, a family favourite for calmer waters. Newquay is as ever, a destination seaside town, with the centre less than a mile from Bonython Road, you will find everything you need. From cafes and gastro pubs, seafood restaurants and bars. There are banks, post offices, a range of shops and supermarkets. Nurseries, primary and secondary schools and a train station connecting you to the rest of the country.

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

GROUND FLOOR

ENTRANCE HALLWAY

With stairs rising to first floor and door into;

SITTING/DINING ROOM

7.57m x 3.64m (24'10" x 11'11")

Dual aspect room with window to front and double doors opening out to rear garden. Feature fireplace. Two radiators.

KITCHEN/BREAKFAST ROOM

4.33m x 3.15m (14'2" x 10'4")

Comprising a modern kitchen suite with a range of base and eye level units with worktops over and tiled splashbacks - as well as a central island with breakfast bar. Integrated appliances including dishwasher, electric oven and hob with extractor fan over. Window to both side and rear aspect. Door into;

UTILITY ROOM

2.31m x 1.62m (7'6" x 5'3")

With window and door to side aspect.

SNUG/BEDROOM FOUR

3.85m x 3.63m (12'7" x 11'10")

A useful room that could be utilised as a ground floor bedroom, study/home office or additional snug/living room. Window to rear. Radiator. Door into;

W.C.
Low level w.c. and hand wash basin.

FIRST FLOOR

LANDING
Access to loft space and doors into;

BEDROOM
3.80m x 3.35m (12'5" x 10'11")
Window to front with fitted wardrobes. Radiator.

BEDROOM
3.80m x 3.32m (12'5" x 10'10")
Window to rear. Radiator.

BEDROOM
2.41m x 2.26m (7'10" x 7'4")
Window to front. Radiator.

SHOWER ROOM
2.41m x 1.87m (7'10" x 6'1")
A modern shower room suite with double walk in shower cubicle, wall mounted hand wash basin and mounted low level w.c. Two obscured windows to rear, extractor fan and heated towel rail.

OUTSIDE
To the front of the property there is a brick paved driveway providing off road parking for two vehicles with access to the garage at the rear. The rear garden has been beautifully landscaped and comprising different areas to enjoy the sunny aspect throughout the day. There is a raised decking area with a sunken hot tub, with a level lawn with mature plants and shrubs. There is also a fantastic, private, outdoor patio dining space for hosting and socialising.

GARAGE
4.89m x 3.63m (16'0" x 11'10")
Metal up and over door with light and power connected.

SERVICES
Mains water, electric, drainage and gas.

COUNCIL TAX
D.

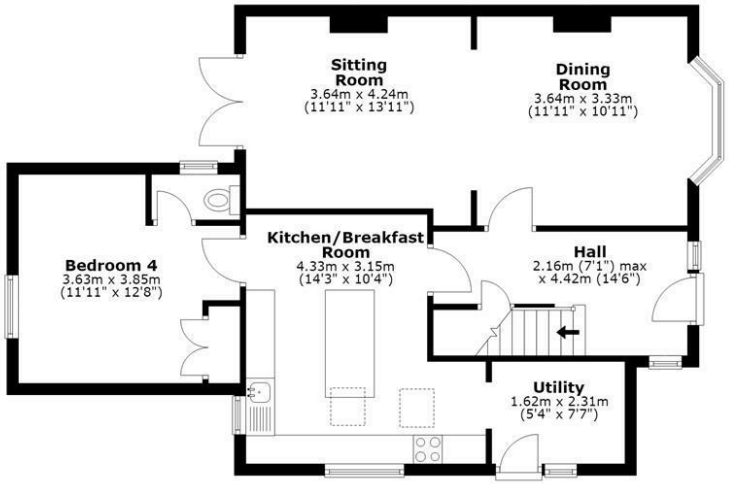
TENURE
Freehold.

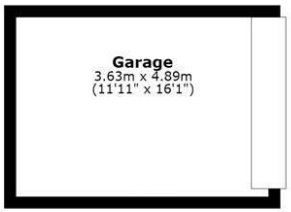
DIRECTIONS
From Lusty Glaze car park, follow the road until the junction onto Henver Road. Turn left and then immediately left onto Bonython Road. Take the first right hand turning into Carminow Way and number 16 will be easily identifiable with a Philip Martin for sale board on the right hand side.

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.

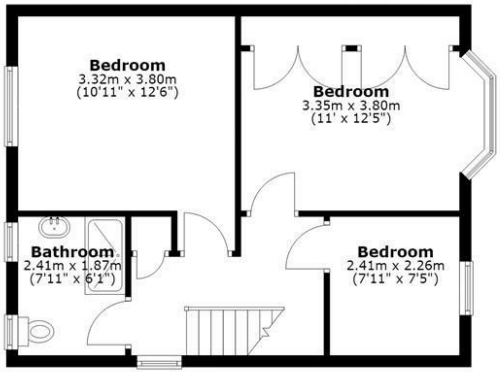
DATA PROTECTION
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email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

Ground Floor
Approx. 85.5 sq. metres (920.0 sq. feet)



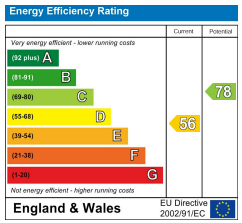


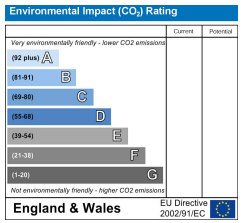
First Floor
Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 130.8 sq. metres (1408.4 sq. feet)

16 Carminow Way, Newquay





Philip Martin

BEER
GARDEN

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