

"Estate Agency is evolving...evolve with us"



6 Stret Grifles, Newquay TR8 4FE

£1,500 Per month

AVAILABLE FROM MID SEPTEMBER IS THIS IMMACULATE 3 BEDROOM DETACHED FAMILY HOME ON THE STUNNING DEVELOPMENT OF NANSLEDAN. PERFECT FOR ANY FAMILY THAT WISHES TO BENEFIT FROM A GENEROUS & ENCLOSED SOUTH FACING REAR GARDEN AND A DOUBLE GARAGE AND DRIVEWAY.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- DETACHED 3- BEDROOM HOME
- DOUBLE DRIVEWAY
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- DOUBLE GARAGE
- EN-SUITE SHOWER ROOM
- HUGE ENCLOSED REAR GARDEN
- WALKING DISTANCE OF NANSLEDAN SCHOOL

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

This immaculate, 3 bedroom, detached family home on Stret Grifles is situated on the modern family friendly development of 'Nansledan' on the fringes of Newquay. Boasting a mixture of Georgian inspired residential properties, a 'land mark' Primary School and a range of inviting shops and cafes that creates a real community feel at Nansledan.

This modern property is contemporary in design and benefits from many modern features including a modern kitchen/diner with an integrated cooker, a double garage and driveway with a generous and enclosed, West facing rear garden that benefits from the sun from the break of dawn.

The Duchy's aim is to create well built homes of distinction on an estate that creates a sense of community and comfortable living for all of it's residents in the form of schools, shops, and doctor's surgeries all situated conveniently to access many other outlying areas of Cornwall given its road network and public transport links.

The landlord will consider one pet only at this property, but this is at the landlords discretion.

EPC rating: B

Rent £1,500

Security Deposit £1,700

Council Tax - Band D

*Tenants will be responsible for all bills including, gas, water, electric, broadband, council tax etc

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

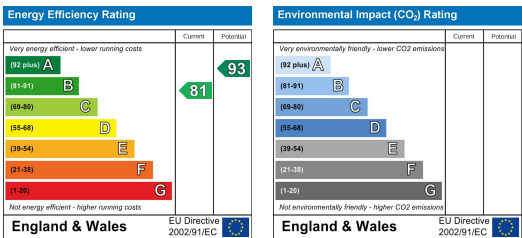
"Estate Agency is evolving...evolve with us"



"Estate Agency is evolving...evolve with us"



FLOORPLAN:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.