



61, Stret Avalennek, Newquay, TR8 4QZ

david ball
Agencies

£235,000

- Modern Two Bedroom House
- Driveway Parking For One Car
- Immaculate Condition
- Mid Terrace
- Remainder Of New Build Warranty
- Viewing Strongly Recommended

Located in a popular and convenient development on the fringes of Newquay, this immaculately presented two bedroom terraced house offers the perfect blend of modern comfort and style with driveway parking for one car.

The Property

This beautifully presented two bedroom terraced house comprises a modern layout including a welcoming living space, kitchen, a practical ground floor WC, a family bathroom, and two comfortable bedrooms. The home is efficiently run with gas central heating and double glazing throughout.

The property also boasts a fully enclosed and level westerly facing rear garden, complemented by a designated allocated parking space.

The Location

Offering excellent access to Newquay's local supermarkets, highly regarded schools, and primary transport links, whilst remaining just a short drive from the town's iconic sandy beaches, bustling coastline, and vibrant town centre. This makes it a fantastic choice for first time buyers, downsizers, or investors looking for a move in ready home in a prime Cornish location.



david ball
Agencies

01637 850850

www.davidballagencies.co.uk



rightmove

OnTheMarket

Connecting People & Property Perfectly

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH