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43 Figgy Road, Newquay TR8 4WB

£260,000

A FANTASTIC TWO-BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY PARKING AND A GENEROUS, SUNNY REAR GARDEN, IDEALLY SITUATED ON FIGGY ROAD IN THE POPULAR VILLAGE OF QUINTRELL DOWNS, ON THE OUTSKIRTS OF NEWQUAY. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

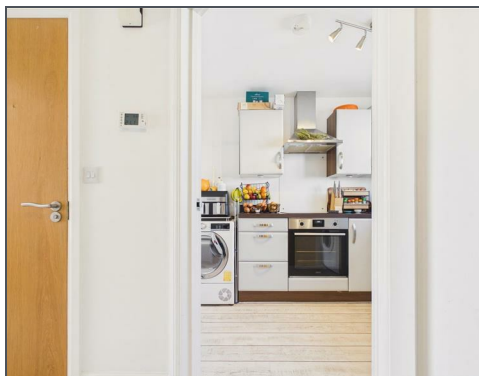
- GORGEOUS TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY PARKING FOR TWO CARS
- GENEROUS SUNNY GARDEN
- IMMACULATELY PRESENTED INSIDE AND OUT
- NO ONWARD CHAIN
- AIR SOURCE HEAT PUMP
- PERFECT FOR FTB
- HIGHLY DESIRABLE LOCATION ON THE EDGE OF NEWQUAY

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DESCRIPTION:

Welcome to 43 Figgy Road, Quintrell Downs, Newquay; beautifully presented and impeccably maintained, this stylish two-bedroom semi-detached home enjoys a peaceful position within one of Newquay's most sought-after and fast-growing residential developments. Built in 2015, the property offers contemporary living, excellent energy efficiency, and a thoughtfully designed layout, making it an ideal choice for first-time buyers, young families, downsizers, or anyone looking for a home that's ready to move straight into.

Nestled on the edge of Quintrell Downs, the location perfectly balances a relaxed village atmosphere with easy access to everything Newquay has to offer. Everyday essentials are just moments away, with a Spar convenience store and three popular local pubs all within walking distance. Just a short drive away, the thriving community of Nansledan continues to flourish, offering an ever-growing selection of independent cafés, shops, businesses and green spaces, creating a vibrant place to live. Families will also appreciate the excellent nearby schooling, including Nansledan Primary School and Treviglas Academy.

Stepping inside, you're welcomed by a bright entrance hallway with stairs rising to the first floor and a convenient ground floor cloakroom.

Positioned at the front of the property is the well-appointed kitchen/breakfast room. Light and practical, it offers ample worktop and cupboard space alongside an integrated oven and hob, with designated space for a tall fridge freezer, washing machine and tumble dryer.

To the rear, the spacious lounge/diner is a wonderfully versatile living space, perfect for relaxing after a long day or hosting family and friends. French doors open directly onto the rear garden, filling the room with natural light while creating an effortless connection between the indoor and outdoor spaces. A generous built-in storage cupboard adds valuable practicality.

Upstairs, the property continues to impress with two generous double bedrooms, both beautifully presented in neutral tones with quality flooring throughout. The second bedroom benefits from a built-in cupboard housing the hot water cylinder while still providing useful additional storage.

The family bathroom is finished to a modern standard and comprises a full-sized bath with shower over, wash basin and WC. From the landing, a loft hatch with pull-down ladder provides access to the partially boarded loft, offering excellent additional storage for seasonal belongings.

Designed with efficiency in mind, the property benefits from air source heating and uPVC double glazing.

Externally, the home is equally appealing. A private driveway to the front provides off-road parking for two vehicles. The enclosed rear garden enjoys an easterly aspect, welcoming the morning sun while remaining bright throughout much of the day. Lovingly landscaped by the current owners, the garden is a real highlight, offering a wonderful space to relax and entertain. A sunny patio with bespoke built-in bench seating creates the perfect setting for al fresco dining, while keen gardeners will appreciate the thoughtfully planted borders. Completing the garden is a summer house, providing a versatile space ideal for a home office, hobby room or simply somewhere to unwind.

Residents contribute approximately £185 per annum towards the maintenance of the attractive communal areas within the development, helping to preserve the high standards of this popular neighbourhood.

In Summary, 43 Figgy Road is an exceptional home that combines modern design, energy-efficient living and a superb location. Beautifully presented throughout, with generous living accommodation, a stunning garden and excellent local amenities close by, it represents a fantastic opportunity for first-time buyers, young families or anyone looking to enjoy a stylish, low-maintenance home in one of the Newquay area's most desirable locations.

Property Listing Disclaimer

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All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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