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## 2 Stret Grifles, Nansledan TR8 4FE

**£165,000**

A RARE OPPORTUNITY TO PURCHASE A SECTION 106 AFFORDABLE TWO DOUBLE BEDROOM HOME LOCATED WITHIN THE HIGHLY DESIRABLE DUCHY ESTATE OF NANSLEDAN, THIS PROPERTY IS PRESENTED TO A SUPERB STANDARD AND HAS A NEAT WESTERLY FACING GARDEN AND ALLOCATED PARKING.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- SECTION 106 AFFORDABLE TWO BEDROOM HOUSE
- 60% OF THE OPEN MARKET VALUE
- NEAT WESTERLY FACING GARDEN AND ALLOCATED PARKING
- PRESENTED TO A SUPERB STANDARD
- UPGRADED INTERNAL DOORS
- UPGRADED KITCHEN CUPBOARD DOORS AND WORK TOPS
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE

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## DESCRIPTION:

Welcome to Number Two Stret Grifles, a section 106 affordable home for sale at 60% of the open market value.

This beautifully presented two-bedroom semi-detached home, built in 2018, is situated on the edge of the highly desirable Nansledan development—just a ten-minute drive from the heart of Newquay. It has been lovingly cared for by the current owners and offers well proportioned, immaculately presented accommodation.

Often described as the crown jewel of Newquay, Nansledan is a visionary Duchy of Cornwall development set to grow into a vibrant community of 4,000 homes. Its charming high street will be home to independent shops, cafes, and local businesses catering to a wide variety of tastes. With a well-regarded primary school and ample green spaces, it's the perfect location for families. Just two miles away, Newquay offers a lively mix of shops, restaurants, and some of Cornwall's most iconic surfing beaches and scenic coastal walks. Nearby Trewolek Meadow—part of the local SANG (Suitable Alternative Natural Greenspace)—provides a large expanse of natural landscape ideal for family outings and dog walks.

A neat and welcoming hallway with stairs to the first floor gives access to the lounge which has a window to the front, a bright and spacious room with a door to the kitchen at the rear. The kitchen which overlooks the garden, has the benefit of upgraded cupboard doors and solid wooden worktops has a good range of units with space for a fridge freezer and washing machine with an integrated oven and gas hob. The combination boiler is located within a kitchen cupboard. Off from the kitchen, you will find a useful WC.

Both bedrooms can be found on the first floor, the main bedroom at the rear is a great size and the front bedroom has the luxury of a gorgeous bay window and a built in wardrobe. The family bathroom completes the first floor accommodation and has a bath with a shower over. There's loft access from the landing which is partly boarded.

Externally, there's allocated parking at the rear and a neat westerly facing garden with a lawned area, a decked area and some mature borders and a garden shed.

### Eligibility

The buyer must have a local connection to Newquay however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising:

Current residency of 12 months +

Employment of 16 hours + per week

Previous residency of 5 years +

Close family (mother, father, sister, brother, son, daughter) who has resided in the parish for the last 5 years +

In addition the applicant will need to:

Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

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Lounge  
4.50m x 2.97m (14'9 x 9'9)

Kitchen  
3.96m x 2.79m (13'0 x 9'2)

Cloakroom  
1.60m x 0.97m (5'3 x 3'2)

Bedroom 1  
3.96m x 2.82m (13'0 x 9'3)

Bedroom 2  
3.35m x 2.82m (11'0 x 9'3)

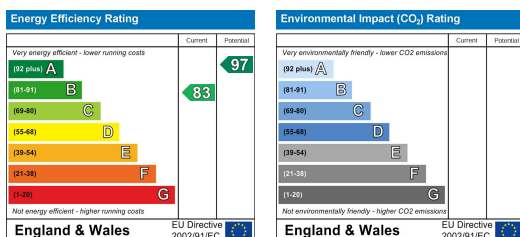
Bathroom  
2.13m x 1.96m (7'0 x 6'5)



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.