



14, East Road, Quintrell Downs, TR8 4LQ

david ball
 Agencies

**** CHAIN FREE **** A well proportioned four bedroom semi-detached family home in located in the desirable village of Quintrell Downs boasting a south facing rear garden, allocated parking for two cars as well as separate lounge and dining rooms.

Guide Price £315,000 Freehold

Key Features

- **** CHAIN FREE ****
- Main bedroom with en-suite
- South facing enclosed rear garden
- Two allocated parking spaces
- Oil fired central heating
- Four bedroom semi-detached house
- Separate lounge and dining room
- Downstairs cloakroom
- Popular village location
- uPVC double glazed windows

Location

The property is located in the popular village of Quintrell Downs. The village benefits from amenities which include a Spar shop, halt railway station, garage, the popular Two Clomes and Quintrell Inn pubs, Table Table restaurant, Premier Inn and The Newquay Garden Centre which also boasts the new and popular Potting Shed café. The town of Newquay is approximately three miles distance and benefits from a more comprehensive range of shopping, fashionable bars and restaurants as well as an array of schooling. The town also boasts the world famous Fistral Beach among it's seven beaches and a historic picturesque working fishing harbour along with some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance hallway

15'3" m x 9'9" m max (4.65 m x 2.99 m max)

(Including stairwell)

Wooden single glazed stain glass entrance door with wooden double glaze window either side from through the front porch area and front garden. Doors to subsequent accommodation doors to storage cupboard and under stair storage cupboard radiator. Engineered oak flooring.





Cloakroom

UPVC double glazed patterned window. Close couple WC with dual flush. Inset wash hand basin with hot and cold taps and tile splashback heated towel rail. Engineered oak flooring continued.

Lounge

15'4" x 10'10" max (4.68m x 3.32m max)

Two UPVC double glazed windows. Double doors leading to dining room. Radiator. Engineered oak flooring continued.

Dining room

14'7" x 10'10" max (4.45m x 3.31m max)

UPVC double glaze double door leading out onto the rear gardens composite decking. Radiator door to kitchen. Engineered oak flooring continued.

Kitchen

11'8" x 9'9" max (3.56m x 2.99m max)

Modern fitted kitchen, including a range of base wall and drawer units with roll top work surfaces over. Integrated waist high double electric Neff oven. Four ring electric hob with glass splashback and stainless steel and glass extractor above. Inset stainless steel sink unit with separate stainless steel drainer unit and mixer tap. UPVC double glaze window. Engineered out flooring continued.

First floor landing

Stairs rising from ground floor with feature arched UPVC double glazed patterned window proving natural light to the space. Loft access doors to subsequent accommodation.

Bedroom One

12'3" x 10'1" max (3.74m x 3.09m max)

UPVC double glazed window. Radiator. Door to ensuite.

Ensuite

8'4" m x 3'11" max (2.56 m x 1.2m max)

Double shower unit with glass siding door and overhead waterfall shower with body jet setting. Pedestal wash handbasin with hot and cold taps. Close coupled corner WC with dual flush. Fully tiled walls. Extractor. Heated towel rail.

Bedroom Two

11'8" x 10'2" max (3.58m x 3.12m max)

UPVC double glazed window overlooking garden. Radiator.

Bedroom Three

10'5" x 8'3" max (3.19m x 2.52m max)

UPVC double glazed window. Radiator.

Bedroom Four

10'5" x 9'10" max (3.20m x 3.01m max)

UPVC double glazed window overlooking garden. Radiator.

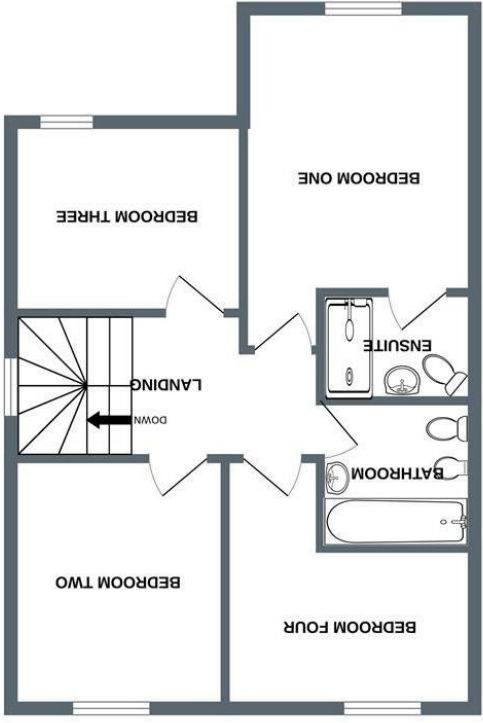
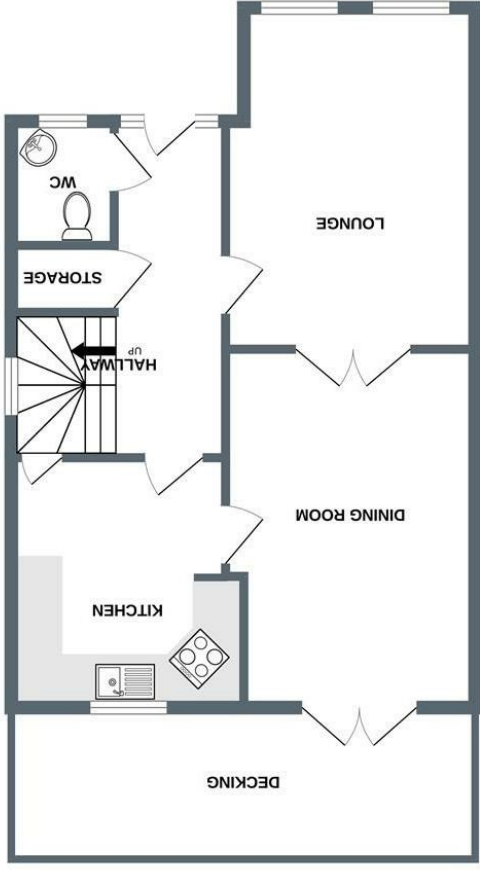
Exterior

Parking . Grassed area with fenced surround.



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e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH



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Energy Efficiency Rating	
Current	Potential
85	74
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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