

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 39 Pydar Close

Newquay, TR7 3BS

Guide Price £310,000



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## The Property

A well-presented family home in a sought-after estate, offering a sunny rear, terraced garden, parking for two cars and a versatile insulated garage with additional rear store.

Full accommodation comprises a spacious lounge with feature bay window, leading to the modern kitchen-diner with grey units, granite-effect worktops and a breakfast bar for 3-4 people. A door opens to an insulated garage room that is perfect for a gym, home office or dining room. From here there is a rear porch that is large enough for a utility room.

Upstairs are three bedrooms, two generous double bedrooms, a good-sized single room and a modernised family shower room with quadrant cubicle, WC and vanity unit.

Pydar Close sits just a 10-minute walk from Porth Beach and Chester Road's amenities, including cafés, banks, a post office and local shops. Tretherras Secondary School, Newquay Orchard and Newquay Sports Centre are nearby, with Newquay town also within easy reach.

## Entrance Hall

7'10 x 2'9 (2.39m x 0.84m)

## Living Room

14'3 x 12'4 (4.34m x 3.76m)

## Kitchen/Diner

15'5 x 10'6 (4.70m x 3.20m)

## Garage Room/Home Office/Dining Room

16'11 x 8'1 (5.16m x 2.46m)

## Rear Porch/Utility Room

8'0 x 4'11 (2.44m x 1.50m)

## Landing

## Bedroom One

13'10 x 9'4 (4.22m x 2.84m)

## Bedroom Two

11'1 x 8'3 (3.38m x 2.51m)

## Bedroom Three

7'9 x 6'8 (2.36m x 2.03m)

## Bathroom

6'11 x 5'6 (2.11m x 1.52m'1.83m)

## Gardens

The rear gardens are terraced style gardens and laid out over three levels. There are a selection of established plants making the gardens very private. The middle section has a purpose made hot tub area as well as a secluded seating area and the upper section offers an additional seating area that is considered to be low maintenance with patio slabs and slate chippings,

## Parking

The driveway to the front offers private parking. If additional parking was required, there would be the option of removing the front gardens where you would have room for an extra vehicle.

## Directions

Sat Nav: TR7 3BS

What3words: ///blocking.twice.chromatic

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

## Property Information

Age of Construction: 1999  
Construction Type: Brick  
Heating: Gas central Heating  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: C  
EPC: D  
Tenure: Freehold

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

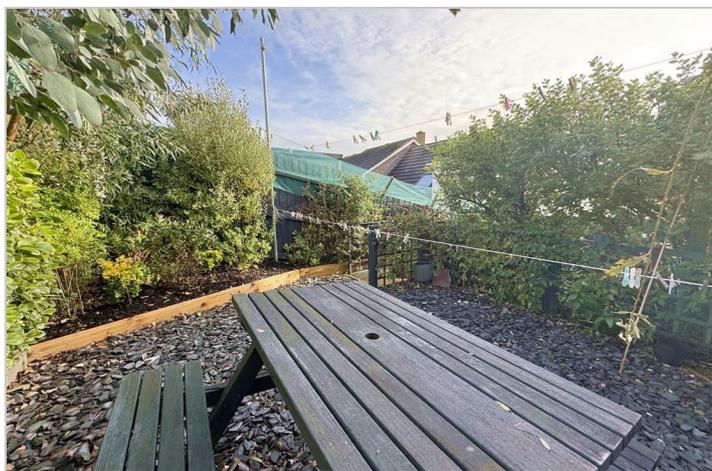
### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be

given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



## Hybrid Map



## Terrain Map



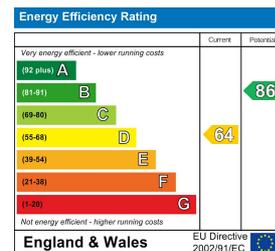
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.