Start & co
THE NEWQUAY ESTATE AGENT
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2 Bownder Iger, Newquay, TR8 4FR

STUNNING PRESENTATION THROUGHOUT | LARGE PRIVATE LOW MAINTENANCE REAR GARDEN | Detached 'Penrose Style' 3 bedroom family home on a very quiet part of this very popular Duchy development with a largely extended plot, covered storage with solar panels and wood burner.

- Really well presented throughout
- Gas central heating, double glazing, wood burner, solar with FIT & EV Charger
- Much larger than average South facing rear garden
- Close to shops, cafes and local primary school
- Popular Duchy of Cornwall development
- Offered with No Onward Chain

Reduced To £355,000 Freehold

Bownder Iger is a cul-de-sac of just 2 houses on this very popular estate. Nansledan offers a range of independent shops and cafes as well as a popular primary school with both of Newquay's secondary schools within a 5 minutes drive. As well as having the use of the fabulous coastline Newquay has to offer, the popular 'SANG' is on the doorstep providing a green outside space which has become very popular with the local dog owners.

Downstairs the property has an open plan kitchen diner which leads to an open utility area towards the rear door. The kitchen has a range of shaker style kitchen units under a granite worksurface with a stylish underslung sink. The units continue through to the utility where you can find the combi boiler providing the hot water and central heating throughout and the plumbing for a washing machine. The dining section has ample room for a 6 person table. The lounge is largely original with doors leading to the rear garden and some additional storage and shelving units to one of the alcoves. The property also benefits from a wood burning stove. The dual aspect provides a light and airy feel. There is also a downstairs WC off the entrance hall.

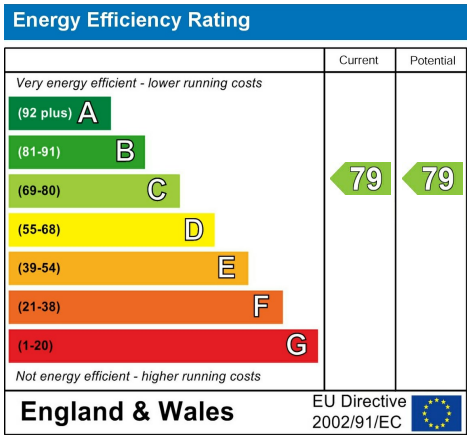
Upstairs provides 3 bedrooms. The 2 smaller rooms share a family bathroom which has a white bathroom suite including a shower over the bath and is mainly floor to ceiling tiled. The master bedroom has its own shower en-suite with a mains fed shower with glass shower cubical.

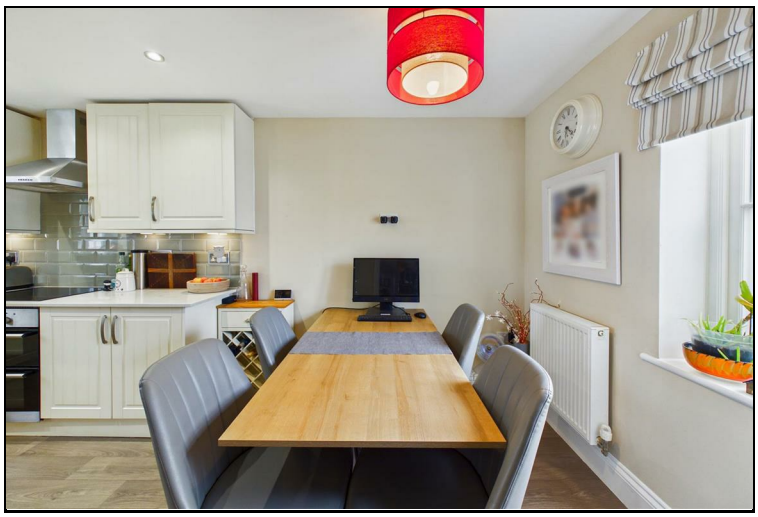
Outside, The property has a larger than normal plot with everything very low maintenance. Paving runs from the rear of the house to the rear gate providing access to the parking space which is equipped with an EV charging station. The majority of the lawn laid to artificial grass. A low retaining wall and steps leads you to a further garden space with a covered storage area. The area has solar panels on the roof with a feed in tariff and cheaper electricity during the day. The property is in a quiet cul-de-sac on the development with ample parking available within the immediate area.

COUNCIL TAX
Band D

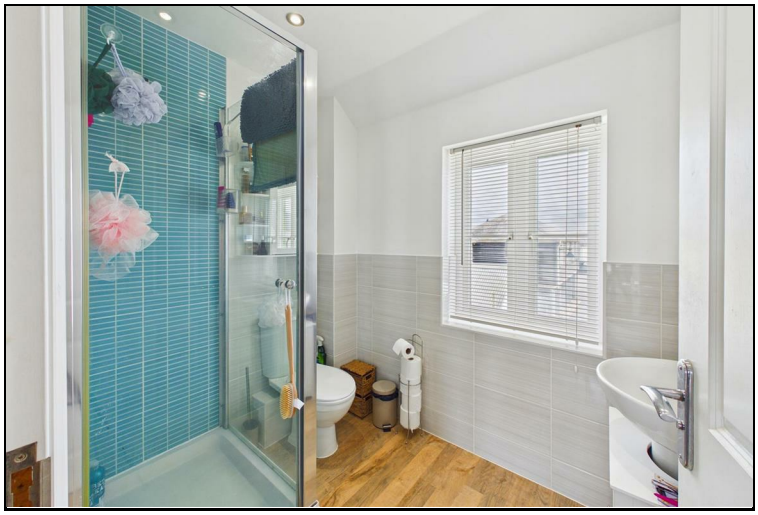
TENURE
Freehold. There is an estate charge currently at £258.82 per annum

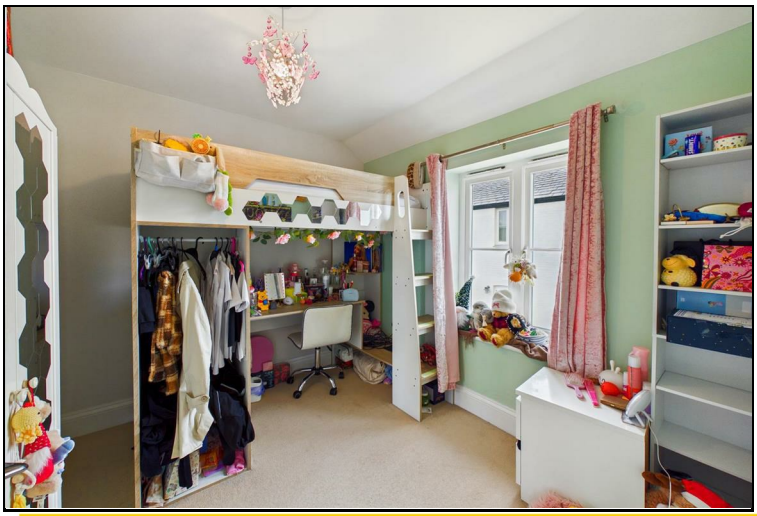
SERVICES
All Mains

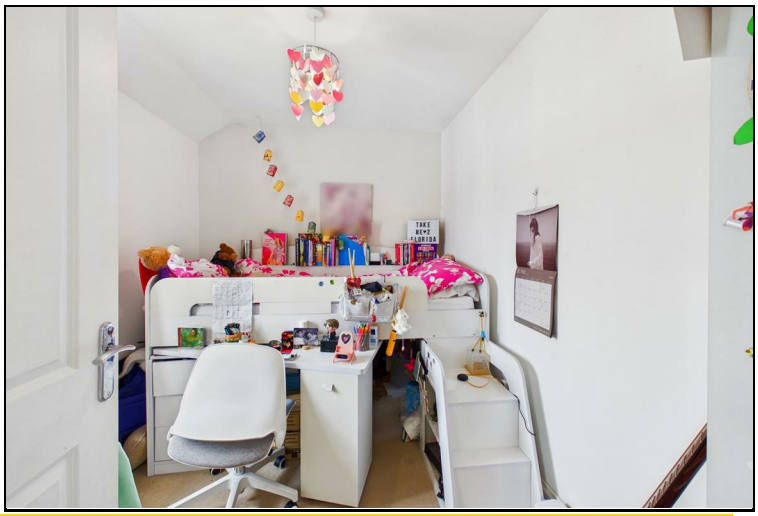


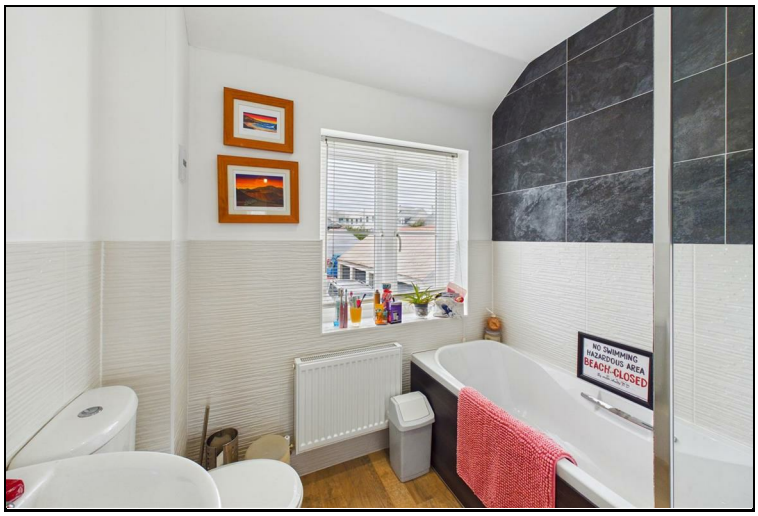


EVITER LES CONTREFACONS
CAFE MARTIN









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