

"Estate Agency is evolving...evolve with us"



6 Stret Lowarth, Newquay TR8 4GF

£255,000

A WELL-PRESENTED AND SPACIOUS THREE-DOUBLE-BEDROOM, THREE-STOREY FAMILY HOME, THIS ATTRACTIVE PROPERTY OFFERS A PRIVATE ENCLOSED SOUTHERLY FACING REAR GARDEN, AND TWO ALLOCATED PARKING SPACES. RESIDENTS ALSO BENEFIT FROM ACCESS TO ONSITE PARKS AND GREEN SPACES, MAKING IT AN EXCELLENT CHOICE FOR FAMILIES.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE DOUBLE BEDROOM, THREE STOREY FAMILY HOME
- SOUTHERLY FACING GARDEN
- TWO ALLOCATED PARKING SPACES
- VERY WELL PRESENTED THROUGHOUT
- IDEAL FOR FAMILIES
- GREEN AREAS AND PARKS ON-SITE
- LARGE MAIN BEDROOM WITH EN SUITE SHOWER
- EV CHARGER

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DESCRIPTION:

Tucked away within a popular modern development, this well presented three-bedroom end-terrace home offers spacious, flexible accommodation arranged over three floors, making it a fantastic choice for families, first-time buyers, or anyone looking for a home that's ready to move straight into.

Built in 2017, the property has been well cared for and offers a modern, stylish feel throughout. Stepping inside, you're welcomed by a handy entrance porch, ideal for coats, shoes and everyday essentials, before moving into the generous living room. This is a bright and comfortable space with plenty of room to relax, while a useful understairs cupboard provides valuable extra storage.

At the rear of the property, the kitchen/dining room is undoubtedly the heart of the home. Fitted with attractive modern units and ample worktop space, it's a practical and sociable room where cooking, dining and family life naturally come together. There's space for white goods alongside an integrated oven, hob and extractor, while the dining area comfortably accommodates a family-sized table.

On the first floor, you'll find two good-sized double bedrooms, both offering plenty of space for furniture and enjoying pleasant outlooks. A modern family bathroom serves this floor and is fitted with a bath and shower over.

The top floor is dedicated entirely to the main bedroom, creating a private and peaceful retreat away from the rest of the house. The room is filled with natural light thanks to the front-facing dormer window, while a large built-in storage cupboard and en-suite shower room add to its appeal.

Outside, the south-facing rear garden provides a private, enclosed space that's perfect for making the most of sunny days. Designed to be low maintenance, it features a generous patio area ideal for outdoor dining, entertaining friends, or simply enjoying a quiet morning coffee. To the front of the property are two private parking spaces.

The development itself is particularly popular with families, benefitting from two play parks and a friendly community feel, while local amenities and transport links are all within easy reach.

With the remainder of the NHBC warranty still in place, energy-efficient construction, modern interiors throughout and a fantastic location, this is a home that offers both comfort and convenience in equal measure. Early viewing is highly recommended.

At The Goldings, there is a management fee of approximately £150.00 per annum.

LEASE DETAILS:

Length of Lease: 999 Years

Lease Start Date: 2017

Ground rent: £150 per annum

Ground rent review period: Every 10 years

Residential letting: Permitted

Holiday letting: Not Permitted

Pets: Permitted

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Living Room
4.42m x 3.51m (14'6 x 11'6)

Kitchen Diner
3.53m x 2.51m (11'7 x 8'3)

Bedroom 2
3.45m x 3.07m (11'4 x 10'1)

Bedroom 3
3.45m x 2.57m (11'4 x 8'5)

Bedroom 1
4.80m x 2.46m (15'9 x 8'1)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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.

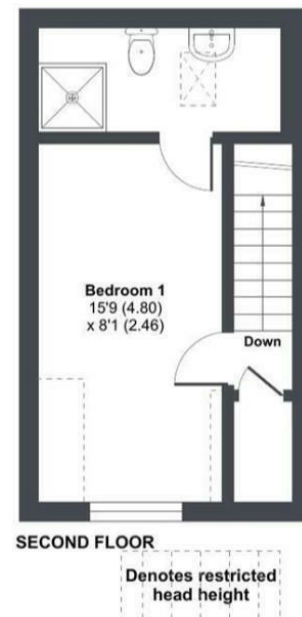
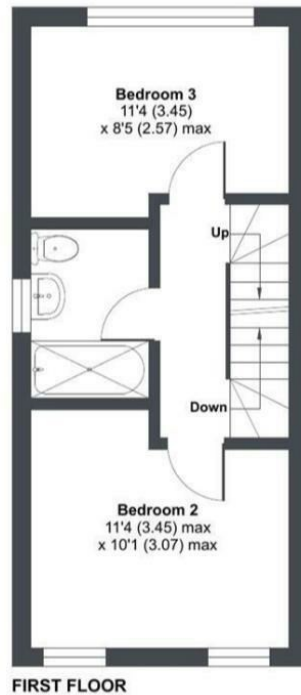
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FLOORPLAN:



Approximate Area = 838 sq ft / 77.8 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Total = 866 sq ft / 80.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for David Ball Agencies. REF: 1018094

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			
(92-100) 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	

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.