

2 Plas Lethesow, Nansledan, Newquay, TR8 4FS



THREE STOREY 4 BEDROOM FAMILY HOME LOCATED ON THE DUCHY NANSLEDAN ESTATE WITH A LOW MAINTENANCE ENCLOSED REAR GARDEN AND TWO DESIGNATED PARKING SPACES OVERLOOKING THE COMMUNAL PARK AREA

- 4 Bedrooms, 2 bathrooms plus WC
- Low maintenance level garden
- Double glazing and gas central heating
- Spacious accommodation 1345 sq ft
- Large loft master bedroom with en-suite
- Popular estate with shops, school and amenities
- Two allocated parking spaces
- Quiet location overlooking a landscaped park area
- Short walk to the Sang for dog walking

Offers In Excess Of £370,000 Freehold

This delightful three storey home in the ever popular area of Nansledan sits immediately opposite a landscaped park and play area maintained by the management company. The property has two parking spaces a short walk from the rear garden gate along with a square level garden laid to artificial turf for ease of maintenance.

The Georgian style entrance opens into a hall with a downstairs wc, a useful understairs storage cupboard and into the rear lounge and fronting kitchen/diner. The lounge opens directly onto the level rear garden and onto the parking. First floor accommodation comprises three bedrooms and a bathroom, with the second floor housing the surprisingly large master bedroom suite with an en-suite shower room.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

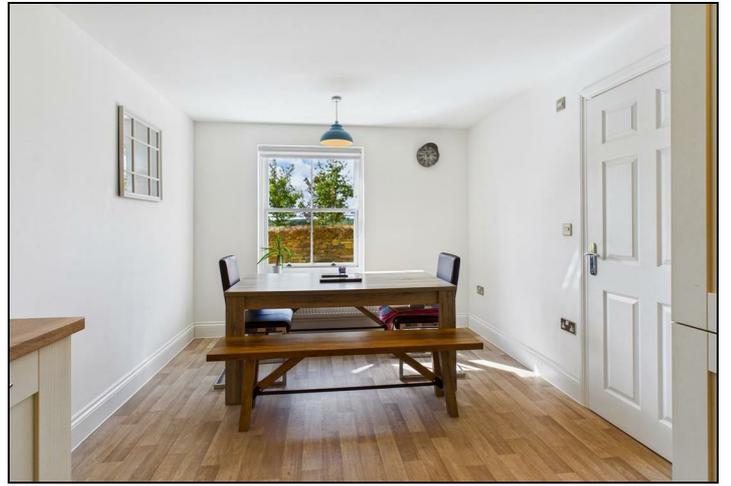
Band E

ESTATE MANAGEMENT CHARGES

Estate Management Charge for 2024 - 25 £376.22

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





WC
0.88 x 1.98 m
2'10" x 6'6"



Floor 0

Bathroom
2.48 x 1.98 m
8'1" x 6'6"



Floor 1

En Suite
2.16 x 2.64 m
7'0" x 8'7"



Floor 2



Approximate total area⁽¹⁾

124.8 m²
1345 ft²

Reduced headroom

5.9 m²
63 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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