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35 Pendragon Crescent, Newquay TR7 2SS

£235,000

A VERY WELL PRESENTED TWO-BEDROOM END OF TERRACE HOUSE WITH 2 ALLOCATED PARKING SPACES AND A NEAT, LOW MAINTENANCE GARDEN LOCATED IN A TUCKED AWAY CUL DE SAC, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- VERY WELL PRESENTED TWO BEDROOM END OF TERRACED HOUSE
- RECENTLY REPLACED ROOF
- TWO ALLOCATED PARKING SPACES WITH POTENTIAL TO BUILD GARAGES
- NEAT LOW MAINTENANCE GARDEN WITH ADDITIONAL SIDE AREA IDEAL FOR A SHED
- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- TUCKED AWAY AT THE END OF A QUIET CUL DE SAC

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DESCRIPTION:

Welcome to Number Thirty Five Pendragon Crescent; a two bedroom end of terrace house located in the very popular Treloggan area of Newquay always favoured with families and buy to let investors. Pendragon Crescent forms part of a very convenient and residential area close to Morrisons and Lidl supermarkets with easy access to Newquay's amenities and attractions including its many beaches. It also offers very easy access in and out of Newquay only a couple of minutes from the A392.

The accommodation is approached via an entrance porch into a lounge with stairs to the first floor. This is a brilliant family room with a large window to the front and a useful under stairs area which could be utilised as storage or possibly a 'work from home' space.

The kitchen at the rear is bright and spacious with a generous range of white matte units with space for a washing machine, fridge freezer and an integrated oven and electric hob. From the kitchen there's a door to the rear garden and ample space for a family sized dining table.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. Both are generous doubles with built in storage.

The bathroom is neat and well presented; part tiled with a bath and shower over. Also on the first floor, there's a useful airing cupboard and access to the loft.

This property has gas central heating powered by a combination boiler located in the kitchen. (The current achievable rent for this property is £950 pcm)

The garden at the rear is neat and low maintenance. There's also 2 allocated parking spaces with the possibility of building a garage subject to the necessary permission.

In summary, this is a great opportunity for a first time buyer to get their foot on the property ladder or for an investor to purchase a lucrative investment property. It's ready to move into with no onward chain!

AGENTS NOTE

We are informed that there is a right of way allowing access for the neighbouring property through the garden. We have been informed that it is rarely used.

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Porch
1.17m x 1.12m (3'10 x 3'8)

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Lounge
5.77m x 3.78m (18'11 x 12'5)

.

Kitchen
3.73m x 3.56m (12'3 x 11'8)

.

Bedroom 1
3.78m x 3.58m (12'5 x 11'9)

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Bedroom 2
3.66m x 3.58m (12'0 x 11'9)

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Bathroom
2.06m x 1.63m (6'9 x 5'4)

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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:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		86
	(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.

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