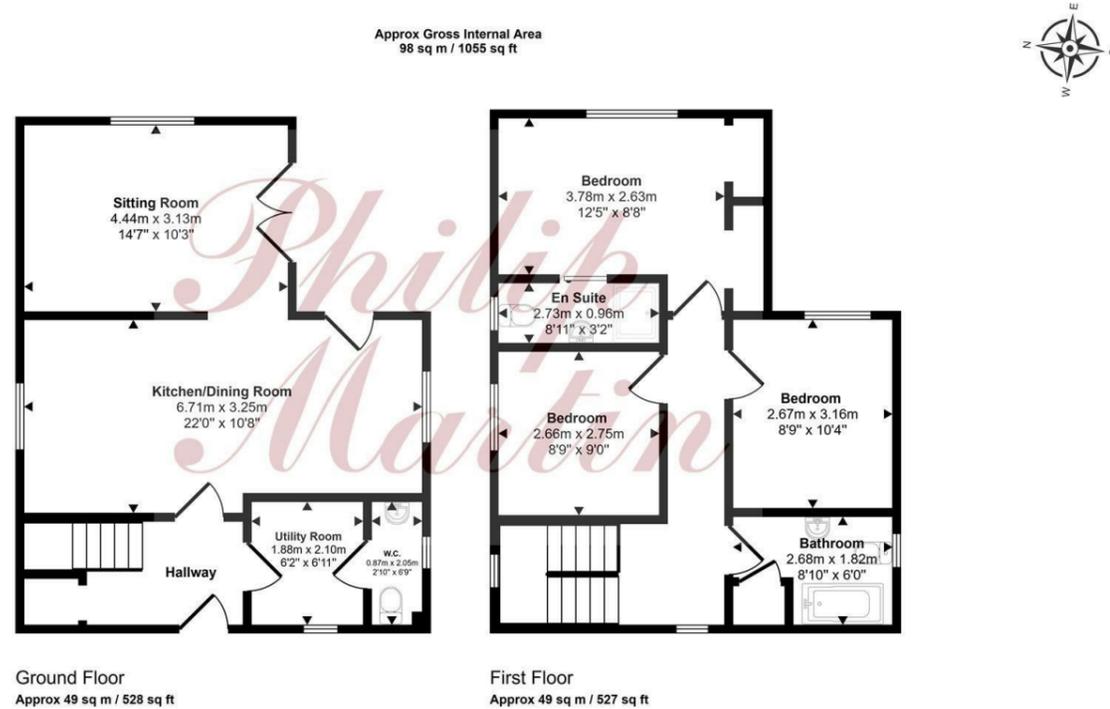


BLACK CROSS, NEWQUAY



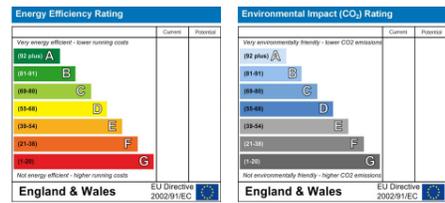
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- BRAND NEW BUILD
- DETACHED THREE BEDROOM HOUSE
- KITCHEN/DINING ROOM
- SITTING ROOM
- MASTER EN-SUITE AND BATHROOM
- W.C & UTILITY
- DRIVEWAY PARKING & GARDENS
- HIGH SPEC FITTINGS
- VIEWING ESSENTIAL
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

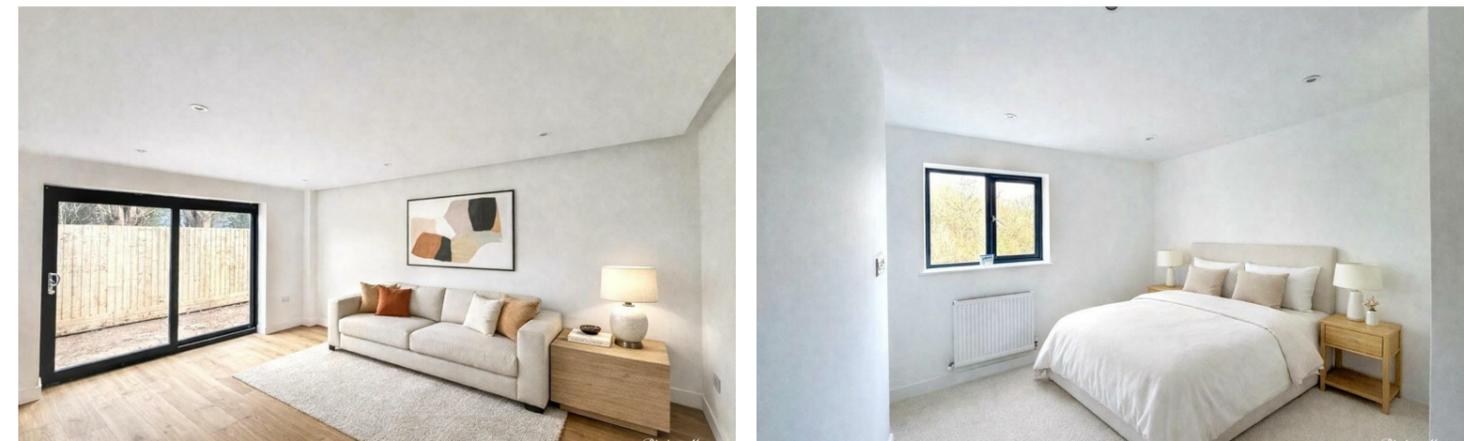
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ROSKELLY, BLACK CROSS, NEWQUAY, TR8 4LU

BRAND NEW THREE BEDROOM DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom detached house is one of two brand new builds, both with independent access, built in a convenient location close to a range of amenities and the A30. Larger than first apparent, and built to a high specification, with quality fixtures and fittings, the accommodation includes; entrance hall, utility, w.c., kitchen/dining room and sitting room to the ground floor with three bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking, and gardens laid to patio and lawn. Sold with no chain, viewing is highly recommended. EPC - TBC. Freehold. Council Tax - TBC.

OFFERS IN EXCESS OF £350,000

## THE PROPERTY

Roskelly is a brand new three bedroom detached house situated in an exclusive development of just two properties in the small, yet conveniently situated hamlet of Black Cross. The dwelling has been constructed to a very high standard, with quality fixtures and fittings to be installed. The property benefits from an air source heat pump with underfloor heating to the ground floor and radiators to the first floor. Offering over 1000 square foot of accommodation and in all includes; entrance hallway, kitchen/dining room, sitting room, cloakroom and utility room to the ground floor with three bedrooms (master en-suite) and a bathroom to the first floor. There is a long gravelled driveway providing off road parking, and gardens laid to a combination of patio and lawn. Sold with no chain, viewing is essential.

## SPECIAL NOTE

Please be aware that photos of the finished property are CGI generated.

## LOCATION

Black Cross is a small hamlet of properties located in a convenient position, close to both Indian Queens and Fraddon which affords a range of shops and amenities for daily needs. The location is particularly convenient for the centres of Newquay, St. Austell or Truro and being just off the A30 there is easy access to all parts of the county.

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### ENTRANCE HALLWAY

### UTILITY ROOM

6'10" x 6'2" (2.10m x 1.88m)  
Space and plumbing for washing machine and housing the underfloor heating manifold.

### CLOAKROOM

Obscured window to side with wall mounted hand wash basin and low level w.c. Extractor fan.

### KITCHEN/DINING ROOM

22'0" x 10'7" (6.71m x 3.25m)  
A bright dual aspect kitchen/dining room with door opening out onto patio. Kitchen comprising a range of base and eye level units with worktops over. Inset sink and drainer with integrated appliances including electric oven and hob with extractor fan over, dishwasher and fridge/ freezer. Ample space for dining table.

### SITTING ROOM

14'6" x 10'7" (4.44m x 3.25m)  
Dual aspect sitting room with double doors opening out onto patio and window to side.

## FIRST FLOOR

### LANDING

### BEDROOM

12'4" x 8'7" (3.78m x 2.63m)  
Window to rear. Fitted wardrobes. Radiator. Sliding door into;



### EN-SUITE

8'11" x 3'1" (2.73m x 0.96m)  
Comprising a walk in shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

### BEDROOM

10'4" x 8'9" (3.16m x 2.67m)  
Window to rear. Radiator.

### BEDROOM

9'0" x 8'8" (2.75m x 2.66m)  
Window to side. Radiator.

### BATHROOM

8'9" x 5'11" (2.68m x 1.82m)  
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

## OUTSIDE

There is an independent access driveway entrance with timber fencing to either side leading up to the property providing plenty of parking. The gardens wrap around the property and are laid to patio and lawn.

## SERVICES

Mains water, electric, drainage. Air source heating.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## COUNCIL TAX

TBC.

## TENURE

Freehold.

## DIRECTIONS

From the A30 Highgate Hill exit, proceed along the A39 towards Wadebridge. At the next roundabout (Halloon), take the fourth exit signed Trevarren. Follow the road into Blackcross and the property can be easily identified at the end of the road where a Philip Martin for sale board has been erected.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

