



20, East Road, Newquay, TR8 4LQ

david ball
Agencies

**** CHAIN FREE **** A well proportioned three bedroom semi-detached family home in located in the desirable village of Quintrell Downs boasting a south facing rear garden, allocated parking for two cars as well as separate lounge and dining rooms.

£300,000 Freehold

Key Features

- GREAT VILLAGE LOCATION
- EN-SUITE
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- AWAITING EPC
- PARKING
- SOUTH FACING GARDEN
- DOUBLE GLAZED
- CHAIN FREE

LOCATION

The property is located in the popular village of Quintrell Downs. The village benefits from amenities which include a Spar shop, halt railway station, garage, the popular Two Clomes and Quintrell Inn pubs, Table Table restaurant, Premier Inn and The Newquay Garden Centre which also boasts the new and popular Potting Shed café. The town of Newquay is approximately three miles distance and benefits from a more comprehensive range of shopping, fashionable bars and restaurants as well as an array of schooling. The town also boasts the world famous Fistral Beach among it's seven beaches and a historic picturesque working fishing harbour along with some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.





PROPERTY

An inviting entrance welcomes you via a wooden, single-glazed stained glass front door, complemented by a double-glazed window, leading through the front porch and into the home. The hallway provides access to the main accommodation, includes a convenient downstairs cloakroom, and has stairs rising to the first floor.

The lounge enjoys views over the front garden, creating a bright and inviting living space. To the rear, a spacious kitchen/diner features patio doors opening onto the garden and is fitted with a modern range of base, wall, and drawer units, complete with roll-top work surfaces, along with a useful under-stairs storage cupboard.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with ensuite facilities, along with a fitted family bathroom.

EXTERIOR

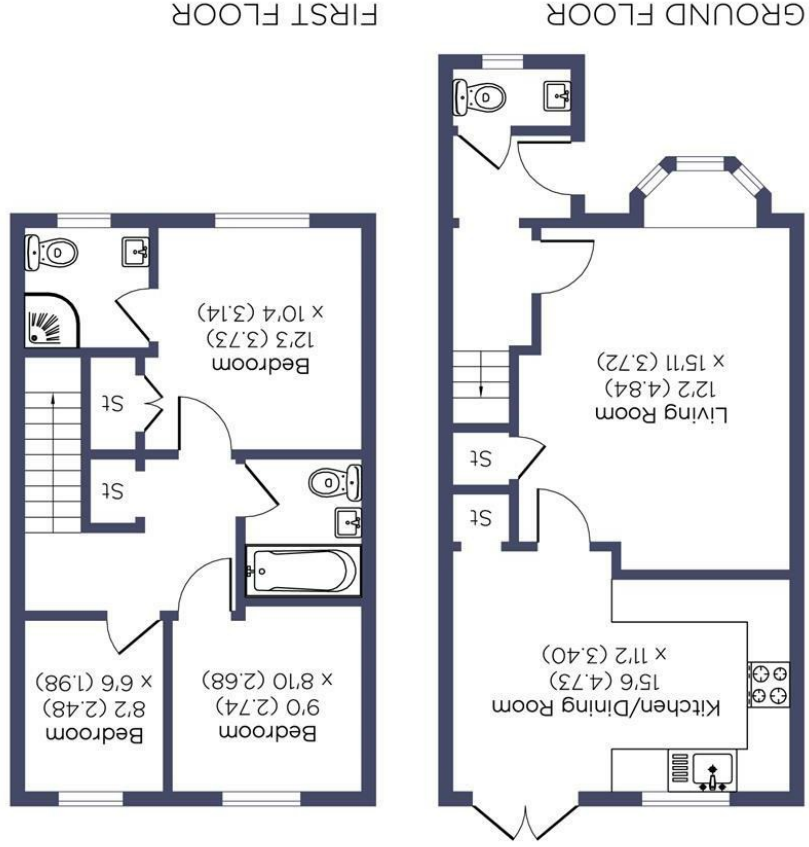
Externally, the property benefits from a patio area and off-road parking for one vehicle. The front garden is laid with low-maintenance stone chippings, while the property is enclosed by fencing with gated access to both the front and rear, providing privacy and security.

SERVICES

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.



East Road, Quintrell Downs, Newquay, TR8
 Approximate Area = 871 sq ft / 80.8 sq m



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01637
 850850

www.davidballagencies.co.uk



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e.sales@dba.estate
 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
80	64

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	

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