

2, Pebble Court, Newquay, TR7 3DT



Available CHAIN FREE. This ground floor level apartment is situated in Pebble Court and has recently just been re-carpeted and decorated through out. The versatile accommodation through offers two reception rooms, two bedrooms, kitchen and family bathroom. The apartment also has use of the communal gardens, allocated parking space and a lockable external store. Early viewing is highly recommended.

Guide Price £225,000 Leasehold -

Key Features

- Chain Free
- Two Bedrooms
- · Allocated Parking Space
- Recently Redecorated Throughout

- Level Ground Floor Apartment
- Two Reception Rooms
- Communal Gardens
- Early Viewing Highly Recommended

Location

Henver Road is just a short distance from Chester Road, where a variety of shopping facilities are available. The property is in close proximity to Lusty Glaze and the beautiful Porth beach, with Tolcarne Beach, Newquay Town Centre, and the iconic Barrowfields all within walking distance. This makes it the ideal base for enjoying everything Newquay has to offer.

Entrance Hall

28'4" x 6'3" (8.64 x 1.91)

Obscure double glazed door and window to the front elevation. Storage cupboard. Electric wall mounted heater. Access to loft.

Lounge

18'10" x 11'10" (5.76 x 3.61)

Double glazed window to the front elevation. Electric wall mounted heater.

Dining Room

11'11" x 9'0" (3.64 x 2.76)

Double glazed window to the rear elevation. Electric wall mounted heater. Opening into













Kitchen

11'11" x 8'11" (3.65 x 2.74)

Double glazed window to the rear elevation. A fitted kitchen with a range of base wall and drawer units with roll top work with a inset one and quarter stainless steel sink unit with mixer tap. Integrated electric oven with four ring electric hob over. Space for free standing washing machine and under counter fridge. Electric wall mounted heater.

Bedroom One

11'11" x 8'4" (3.64 x 2.56)

Double glazed window to the side elevation. Electric wall mounted heater.

Bedroom Two

9'10" x 9'5" (3.02 x 2.88)

Double glazed window to the side elevation. Electric wall mounted heater.

Bathroom

8'6" x 5'1" (2.61 x 1.55)

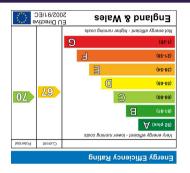
Obscure double glazed window to the side elevation. Panel bath with mixer tap and shower head. Low level WC and cistern. Pedestal wash hand basin. Part tiled walls. Heated towel rail.

Externally

The property offers allocated paeking

GROUND FLOOR





rightmove △ ⊙nTheMarket



Connecting Reople & Broperty Perfectly

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

> Agencies **lled** biveb

058058

www.davidballagencies.co.uk

services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates. furnishing at this development. 3. Regulations; any reference to alterations and reference to alterations to the property or use of any part of the development that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, 2. Images paragraphs and other information; any computer, generated images, plans, drawings, accordingly any information given is entirely without responsibility in the part of the agents, 2. Images paragraphs and other information; any computer generated images, plans, and accordingly any information given in the part of the agents, and other information and accordingly accordingly and accordingly accordingly and accordingly accordingly accordingly accordingly and accordingly according accordingly accordingly accordingly accordingly accordingly a 1. Particulars: these particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or in writing as being facturally accurate about the property, its condition or value. Veither DBA nor any offer any statements by David Ball Agencies (DBA) in the particulars or in writing as being facturally accurate about the property.