



1, Stret Trystan, Nansledan, TR8 4FD

david ball  
Agencies



Calling all FIRST TIME BUYERS and INVESTORS! Situated within the highly desirable new Duchy of Cornwall development, Nansledan, lies this captivating semi-detached house boasting two spacious DOUBLE bedrooms. This enchanting development recently gained attention in an ITV documentary showcasing life inside the Duchy of Cornwall and is swiftly transforming into a vibrant new community. The property offers a lounge/diner with feature log burner, kitchen and cloakroom to ground floor. To the first floor are two double bedrooms and family bathroom. Outside, a rear enclosed garden awaits, along with two allocated parking spaces for your convenience.

**Guide Price £287,500 Freehold**

## Key Features

- Remainder Of 10 Year NHBC Warranty
- Feature Log Burning Stove
- Two Allocated Parking Spaces
- Gas Central Heating
- Sought After Location
- Enclosed Rear Garden
- Ground Floor Cloakroom
- Early Viewing Highly Recommended

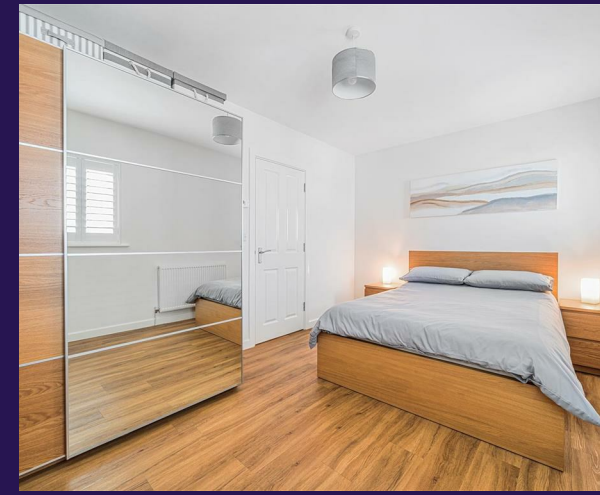
## Location

Nansledan, an expansion of the coastal town of Newquay situated on Cornwall's north coast, occupies Duchy Land and boasts architectural designs shaped with direct input from HRH King Charles, now overseen by Prince William, the Duke of Cornwall. Envisioned to blossom into a community encompassing over 4,000 homes and generating a similar number of job opportunities, Nansledan is a testament to thoughtful urban planning.

The charming Nansledan school has already commenced operations, warmly welcoming its inaugural students in September. Serving as a significant asset to the development, it epitomizes the commitment to fostering a thriving community spirit.

Just two miles away lies the vibrant town of Newquay, offering a diverse array of shopping outlets, educational institutions, and banking services. Its bustling social scene includes trendy bars, restaurants, and nightclubs, complemented by the town's historic fishing harbor and breathtaking coastline, recognized among Europe's finest.

Transportation options are plentiful, with accessible bus and rail services connecting to surrounding areas, while Newquay Airport sits approximately six miles from the property, facilitating convenient travel arrangements.







## Entrance Hall

Harwood double glazed door to the front elevation. Radiator. Door to

## Lounge / Dining Room

Wooden double glazed window to the front elevation with bespoke fitted window shutters. Radiator. Feature log burning stove. Under stairs cupboard. Door to

## Kitchen

Wooden double glazed window to the rear elevation. Radiator. A high gloss kitchen with a range of base, wall and drawer units with roll top work surfaces over. Inset one and quarter stainless steel sink unit with mixer tap. Integrated fridge freezer, slim line dish washer and a washer dryer. Integrated double electric oven with four ring gas hob over with a glass splash back. Extractor hood.

## Rear Entrance Porch

Hardwood double glazed door to the rear elevation. Radiator. Door to

## Cloakroom

Concealed cistern WC with dual flush. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator.

## Bedroom One

Wooden double glazed window to the rear elevation with bespoke fitted window shutters. Radiator.

## Bedroom Two

Two wooden double glazed window to the front elevation with bespoke fitted window shutters. Radiator. Fitted storage cupboard.

## Family Bathroom

Panel bath with mixer tap with shower head and screen. concealed cistern WC with dual flush. Wash hand basin set with a vanity. Mixer tap. Heated towel rail. Shaver point. Extractor fan.

## Externally

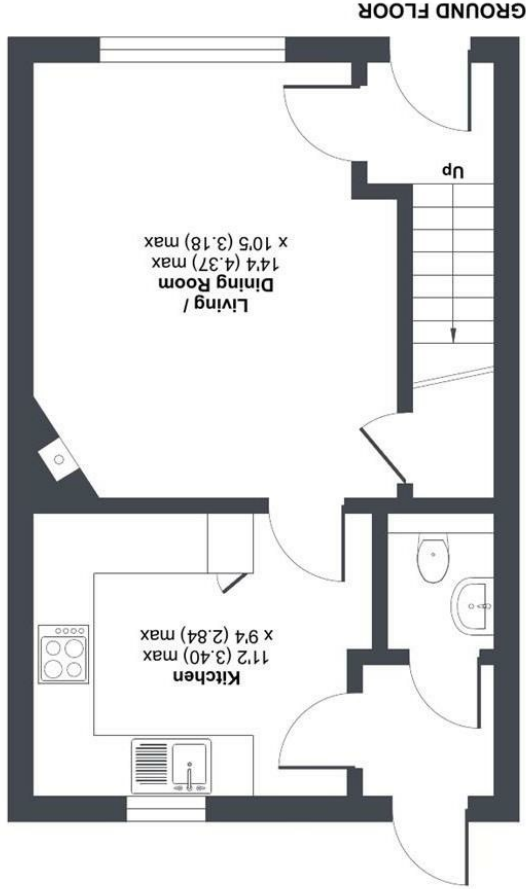
The property benefits from a rear enclosed garden laid mainly to lawn with paved pathways and patio. The property is further enhanced by two allocated parking spaces.

## Council Tax Band

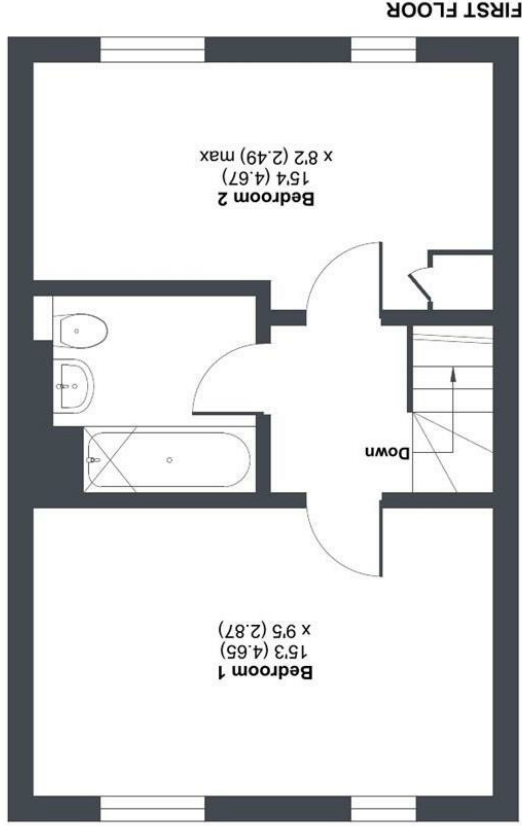
Council Tax - Band B

## Agent Note

Potential purchasers please note as with most new developments Nansledan is subject to annual Estate Fee charge currently set at £338.000 per year.



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
International Property Measurement Standards (IPMS2 Residential). REF: 1106435  
Produced for David Ball Agencies.



Street Trystan, Nansledan, Newquay, TR8  
Approximate Area = 734 sq ft / 68.1 sq m  
For identification only - Not to scale

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Energy Efficiency Rating		
Current	Potential	
82	95	
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		
Not energy efficient - higher running costs		

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