

6, Pras An Fenten, Newquay, TR8 4RE

david ball
Agencies

Located in a popular and convenient development on the fringes of Newquay, this two bedroom terraced house offers allocated parking for one car.

Offers In Excess Of £210,000 Freehold

Key Features

- Mid Terrace House
- Modern Fitted Kitchen/Dining Room
- Allocated Parking Space
- CHAIN FREE
- Two Double Bedrooms
- Landscaped Rear Enclosed Garden
- Viewing Highly Recommended















Location
The property can be found on the new development of The Goldings. On the A392 on the edge of Newquay. The local area benefits from amenities which include supermarkets, a public house, schooling, the Treloggan Industrial Park, Newquay Boating Lake, Heron Tennis Centre and Trenance Gardens. The town is approximately two and a half miles distance and offers a more comprehensive range of shopping, schooling and banking facilities. The town also boasts a historic working fishing harbour, and some of Europe's finest coastline. There are bus and railway services to outlying areas and Newquay Airport is approximately seven miles distance from the town

Entrance Hall
Obscure double glazed door to the front elevation. Stairs rising to first floor. Radiator. Doors to lounge and cloakroom.

Cloakroom
Obscure double glazed window to the front elevation. Close coupled WC with duel flush. Wall mounted wash hand basin with tiled splash back. Radiator.

Lounge
Double glazed window to the front elevation. Radiator. Under stair storage cupboard. Door to kitchen/dining room.

Kitchen/Dining Room
Double glazed patio doors leading out to the enclosed landscaped rear enclosed garden. Double glazed window. Radiator. A modern fitted kitchen with a range of base, wall and draw units. Roll top work surfaces over inset one and quarter stainless steel sink unit with mixer tap. Integrated electric oven with four ring gas hob and extractor hood over. Space for free standing fridge freezer, washing machine and tumble dryer. Part tiled walls and tiled flooring.

First Floor Landing
Access to bedrooms, family bathroom and loft.

Bedroom One
Two double glazed windows to the front elevation. Radiator. Storage cupboard.

Bedroom Two
Double glazed window to the rear elevation. Radiator.

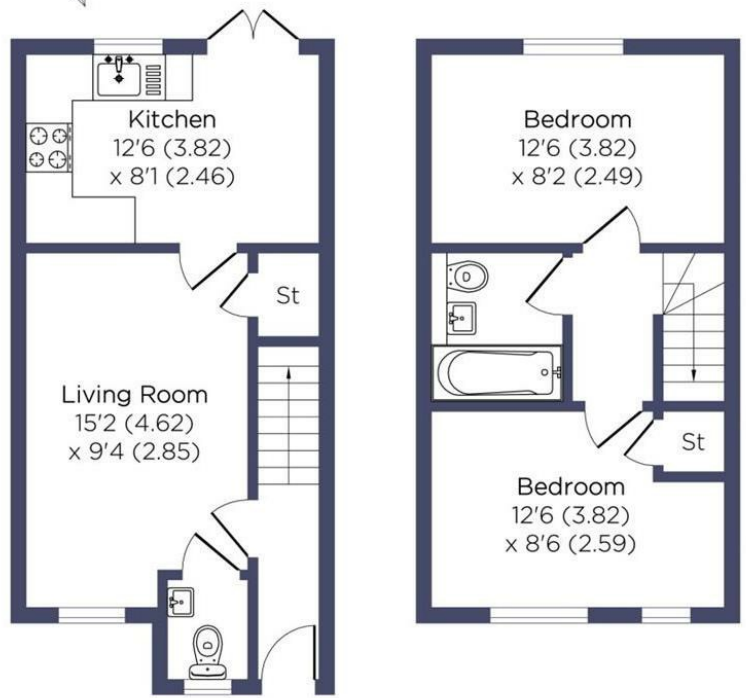
Bathroom
A modern bathroom comprising of a white suite to include a panel bath with mixer tap, shower head and glazed screen. Close coupled WC with duel flush. Pedestal wash and basin tiled splash back. Part tiled walls and floors. Extractor fan.

One Allocated Parking Space

Rear Garden
Low maintenance well presented garden with patio area, artificial grass and decking. Gate access to parking.

Agents Note
Please note: carpets have been added digitally to some of the photographs to give an impression of how the rooms could look. The property is currently without carpets, and carpets are not included in the sale.

Pras An Fenten, Lane, Newquay, TR8
Approximate Area = 613 sq ft / 56.9 sq m

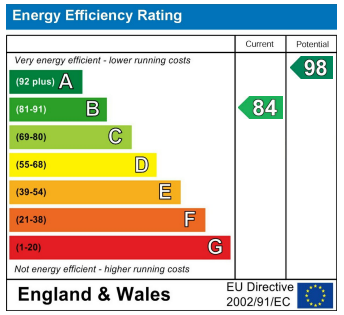


GROUND FLOOR FIRST FLOOR

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

david ball Agencies



david ball Agencies

01637 850850

www.davidballagencies.co.uk

The Property Ombudsman rightmove OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. 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 by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other 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 of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement 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 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.