



26, Stret Constantine, Newquay, TR7 1GH

david ball
Agencies

This beautifully presented THREE bedroom end of terrace property located on the sought after Duchy of Cornwall Tregunnel Hill Development. Being offered for sale with the remainder of the NHBC builder's warranty this accommodation comprises a light entrance hallway, cloakroom/WC, lounge and fully fitted kitchen/diner with custom built in seating area. This immaculate property is completed by the bedrooms and a family bathroom. Externally the property benefits from an enclosed rear garden and TWO single garages. Viewing is highly recommended.

Asking Price £385,000 Freehold

Key Features

- Three bedroom end of terrace
- Beautifully presented
- Rear enclosed garden
- Ground floor WC
- TWO single garages
- Sought after location
- Fully fitted grey gloss modern kitchen
- Remainder of NHBC guarantee

Entrance Hallway

Opaque double glazed composite door to the front elevation. Radiator. Doors gaining access to subsequent accommodation. Stairs rising to first floor.

Cloakroom/WC

Close coupled WC with dual flush. Pedestal wash hand basin with mixer tap and tiled splash-back. Tiled floor. Radiator. Extractor fan.

Lounge

Wooden framed double glazed window to the front elevation. Feature fire place with wooden mantle piece, surround and hearth. Radiator.

Kitchen/Diner

Wooden framed double glazed double door and window to the rear elevation. Modern grey gloss fully fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Inset one and quarter stainless steel sink with mixer tap. Integrated double electric oven and grill. Five ring gas hob with stainless steel extractor hood over. Integrated dishwasher, fridge freezer and pull out pantry. Space for washing machine. Custom built in seating area for the dining room table. Part subway style tiled walls. Tiled floor. Radiator.





First Floor Landing

Access to the loft. Airing cupboard. Storage cupboard. Doors to subsequent accommodation.

Bedroom One

Wooden framed double glazed window to the front aspect. Modern 2 door slider wardrobe. Radiator.

Bedroom Two

Wooden framed double glazed window to the rear. Radiator.

Bedroom Three

Wooden framed double glazed window to the rear. Radiator.

Family Bathroom

Wooden framed double glazed window to the front. P shaped bath with screen and mains overhead shower. Pedestal wash hand basin with mixer tap. Close coupled WC with dual flush. Extractor. Part tiled walls. Patterned tiled floor. Radiator.

Exterior

To the rear of the property is a beautifully landscaped enclosed garden laid mainly to patio and lawn. To the bottom of the garden is a timber raised decked area. A back gate provides access to the properties garage and private parking space.

Two Single Garages

Separate single garages one with an electric roller garage door and the other with a single up and over garage door. Power connected.

Estate Fee

£178.51 for 12 month period ending 22nd May 2023

Agents Note

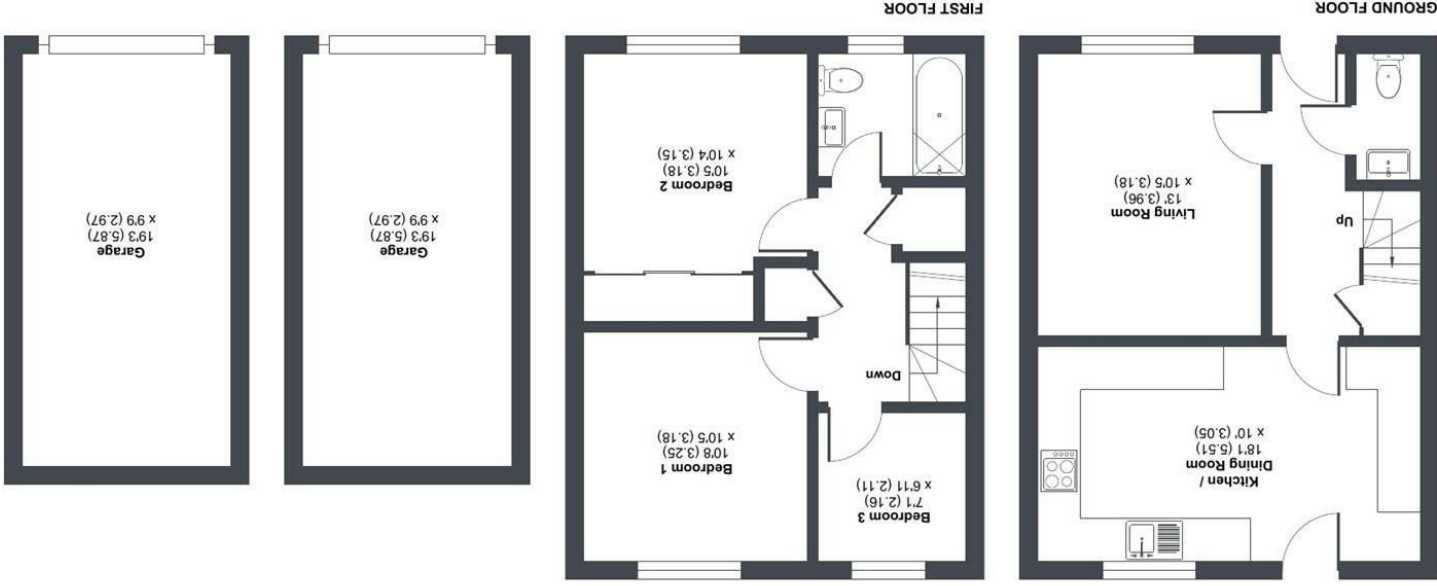
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.



Street Constantine, Newquay, TR7

Approximate Area = 1220 sq ft / 113.3 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2023.
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Energy Efficiency Rating	
Current	Potential
84	95
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 G	
England & Wales EU Directive 2002/91/EC	

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