



24, Chynowen Parc, Newquay, TR8 5HD

david ball
Agencies

This well presented three bedroom detached property sits in an elevated position in the sought after village of Cubert with distant sea views to the front. There are impressive gardens to the front and the rear. Early viewing is highly recommended.

£450,000 Freehold

Key Features

- Detached Three Bedroom Property
- Air Source Heating
- Ample Off Street Parking
- Impressive Landscaped Gardens to the Front and Rear
- Solar Panels with Battery Backup
- Double Garage
- Sought After Village Location
- Early Viewing is Highly Recommended

Entrance Hall

Obscure double glazed door and window to the front elevation. Wooden door and borrowed light window to the lounge dining room. Storage cupboard. Access to loft.

Lounge & Dining Room

Dual aspect double glazed windows, the front windows enjoys a distant sea view. Radiator. Door to kitchen.

Kitchen

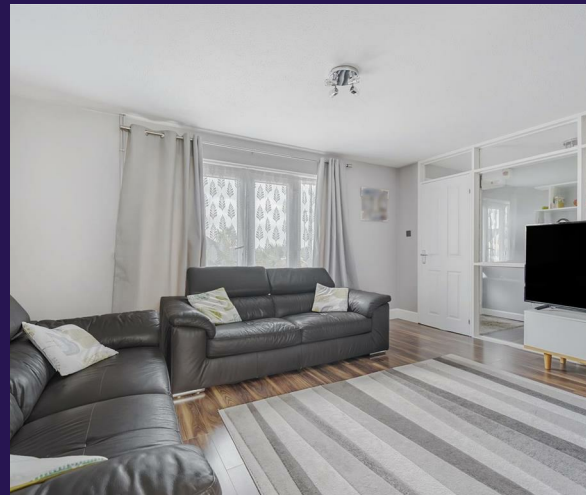
Obscure double glazed door to rear entrance porch. Double glazed window to the rear elevation. A fitted kitchen high gloss kitchen with a range of base wall drawer units with roll top worksurfaces over. Inset stainless steel sink unit with mixer tap. Spaces for the following freestanding white goods fridge freezer, washing machine, tumble dryer, dishwasher and electric cooker.

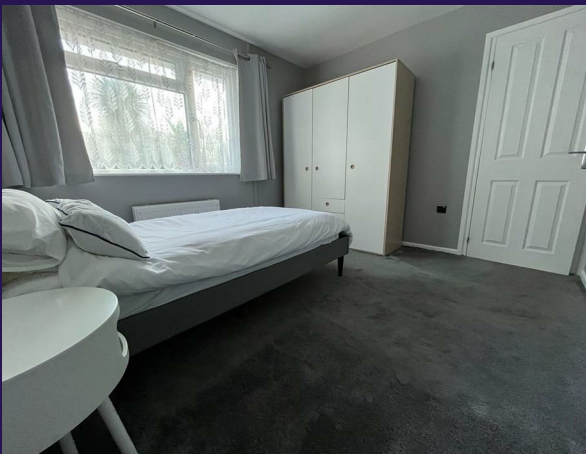
Rear Entrance Porch

Dual aspect double glazed windows. Obscure double glazed door to the rear entrance porch which leads out to rear enclosed landscaped garden.

Bedroom One

Double glazed window to the front elevation which enjoys a distant sea view. Radiator.





Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the front elevation which enjoys a distant sea view. Radiator.

Shower Room

Obscure double glazed window to the rear elevation. Walk-in Shower cubical with electric over head shower. with sliding shower screen door. Close coupled WC with dual flush along with a wash hand basin with mixer tap bath set within a vanity unit. Fully tiled walls. Heated towel rail. Extractor.

Externally

The property benefits from well landscaped gardens to both the front and rear gardens. To the front the garden there is a gravel area providing additional off street parking, along with an area of lawn with an array of various planted palms. To the rear the garden again has a rare of lawn, timber decking and various planted palms. along with a greenhouse and access to the detached garage.

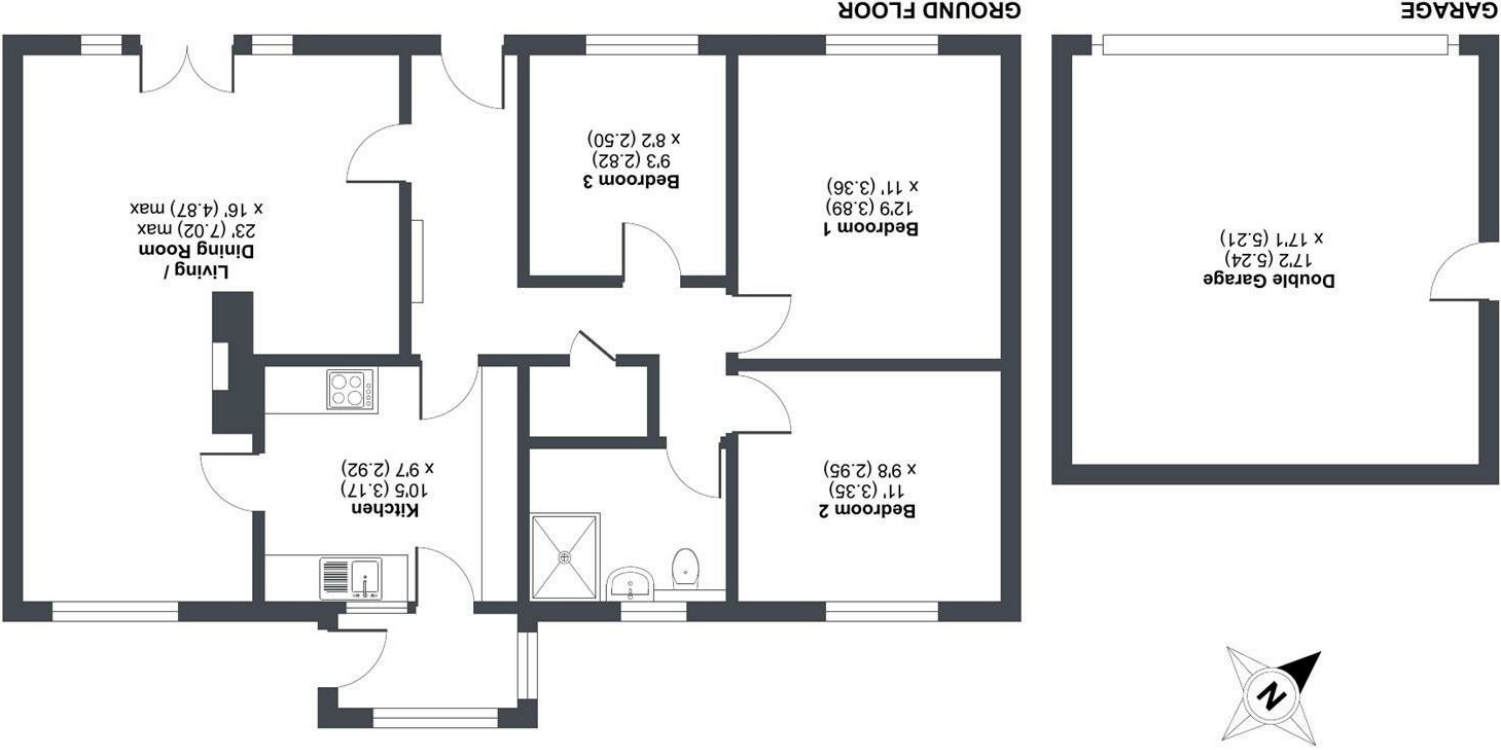
Location

The Village of Cubert offers amenities such as a post office, restaurant, school, village hall and convenience store. The nearby beaches of Holywell Bay and Crantock are in close proximity to the property. The town of Newquay is approximately three miles distance with its glorious family beaches. Newquay Airport is within ten miles.



Chynowen Parc, Cubert, Newquay, TR8

Approximate Area = 975 sq ft / 90.5 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 1269 sq ft / 117.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for David Ball Agencies. REF: 1235067



david ball
Agencies

01637
850850

www.davidballagencies.co.uk



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

Connecting People to Property Perfectly

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 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 matters 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 approximate.