



2, Pebble Court, Newquay, TR7 3DT

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Agencies

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 parking





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GROUND FLOOR

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
	36	
		69
Current		Potential

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