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1 Kew Vesydhyans, Nansledan TR8 4GY

£1,100 Per month

AVAILABLE FROM MAY 2025 IS THIS EXCEPTIONAL & SPACIOUS, HIGH QUALITY TWO DOUBLE BEDROOM COACH HOUSE WITH A GARAGE LOCATED IN THE HIGHLY SOUGHT AFTER 'DUCHY OF CORNWALL' NANSLEDAN DEVELOPMENT.

PROPERTY TYPE: Coachhouse

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

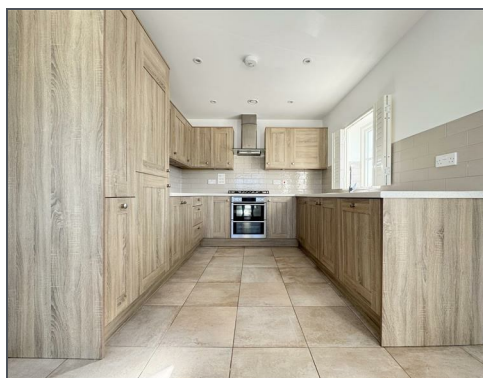
- EXCEPTIONALLY SPACIOUS TWO DOUBLE BEDROOM COACH HOUSE
- GARAGE BENEATH THE PROPERTY
- HIGH QUALITY CG FRY BUILD
- TUCKED AWAY FROM PASSING TRAFFIC
- NO ONWARD CHAIN
- BRITISH MADE ELLIS FITTED KITCHEN
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- PARTICULARLY LIGHT AND AIRY

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info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number One Kew Vesdyhyans an exceptionally spacious and very well presented two double bedroom Coach House conveniently located in a tucked away, quiet part of Nansledan, just a ten minute drive from Newquay with views across Quintrell Downs towards Colan Church and Castle an Dinas in the distance.

Available from May 2025 on a long term basis.

As our phone lines are extremely busy, to enquire about a viewing please navigate to the email agent tab on the listing and fill out the short form, ensure to input some information on your current circumstance and one of our agents will be in contact with you

This brilliant Coach House offers particularly spacious accommodation with the added benefit of a garage.

Throughout this property, the decor and floor coverings are modern and neutral with a combination of carpets and tiled flooring.

In summary, this Coach House is an exceptional example of a home, presented to the highest standard with the additional benefit of a garage.

Please note, this property does not have a garden or any outdoor space.

The landlord will consider one pet at this property, but this is at the landlords discretion.

Rent £1100 pcm excluding all bills.

Security Deposit £ 1260

Council Tax - Band B

EPC - B

*Tenants will be responsible for all bills including, gas, water, electric, broadband, council tax etc..

Hallway

5.33m x 2.18m (17'6 x 7'2)

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Kitchen Diner Area
5.84m x 2.79m (19'2 x 9'2)

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Lounge Area
5.84m x 3.12m (19'2 x 10'3)

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Bedroom 1
4.57m x 3.10m (15'0 x 10'2)

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Bedroom 2
3.51m x 3.45m (11'6 x 11'4)

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Bathroom
2.24m x 2.16m (7'4 x 7'1)

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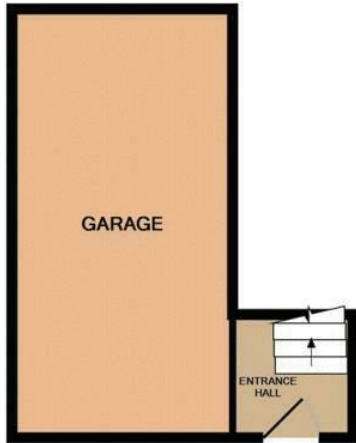
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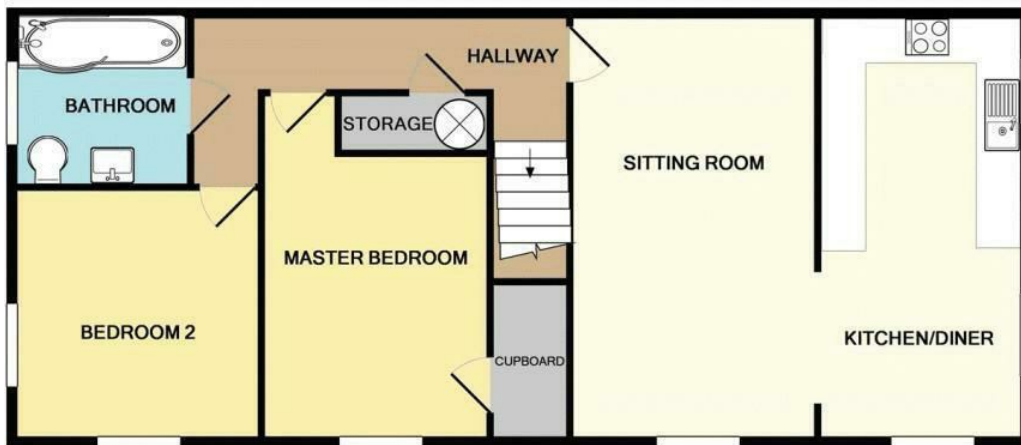
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-101) A	B	81	
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02-10) A	B		
(11-20) B	C		
(21-30) C	D		
(31-40) D	E		
(41-50) E	F		
(51-60) F	G		
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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