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22 Stret Lowarth, Lane, Newquay, Cornwall TR8 4GF

£225,000

A TWO DOUBLE BEDROOM END OF TERRACE PROPERTY PRESENTED TO A GREAT STANDARD LOCATED IN A POPULAR MODERN DEVELOPMENT ON THE EDGE OF NEWQUAY WITH PARKING AND A LOW MAINTENANCE SHELTERED SOUTHERLY FACING REAR GARDEN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- VERY WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- ALLOCATED PARKING AT THE FRONT
- SOUTHERLY FACING, LOW MAINTENANCE REAR GARDEN
- PERFECT FOR FTB
- OPEN PLAN LIVING
- CONVENIENT, POPULAR LOCATION

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number Twenty Two Stret Lowarth, a beautifully presented two double bedroom end-terrace home, perfectly suited to first-time buyers, investors or anyone seeking a stylish, low-maintenance property that's ready to move straight into. Boasting bright open-plan living accommodation, a sunny south-facing garden and a highly convenient location, this is a home that effortlessly combines comfort with practicality.

Situated within the ever-popular Goldings development on the edge of Newquay, the property enjoys excellent access into and out of the town, with Newquay's vibrant centre and world-famous beaches just a mile and a half away. Everyday amenities are all within easy walking distance, including Morrisons, Lidl and McDonald's, while nearby Prow Park offers a fantastic range of takeaways, a gym, hair and beauty salon, and other convenient local businesses. In the opposite direction, the highly regarded local Farm Shop is just a short stroll away, perfect for picking up fresh local produce, delicious pasties and other Cornish treats. The development itself also benefits from attractive green spaces and a children's play area, creating a welcoming community atmosphere.

Lovingly maintained from new by the current owners, the property is presented in excellent decorative order throughout and offers well-proportioned, light-filled accommodation.

A welcoming entrance hall with staircase to the first floor leads through into the impressive open-plan kitchen, dining and living space. Enjoying a dual aspect, this sociable room is ideal for both everyday living and entertaining. The contemporary kitchen is positioned at the front of the property and features a range of fitted cupboards, integrated oven and gas hob, integrated washing machine, and space for a fridge freezer. A breakfast bar provides a casual dining area while subtly defining the kitchen from the living space.

The lounge offers ample room for comfortable seating, with patio doors opening directly onto the south-facing garden, allowing natural light to flood the room and creating a seamless connection between indoors and out during the warmer months. Tucked away beneath the stairs is a particularly useful storage cupboard, complete with plumbing, offering potential to create a convenient ground floor cloakroom if desired (subject to any necessary consents).

Upstairs, the property continues to impress with two generous double bedrooms, one positioned at the front and the other overlooking the rear garden. The family bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC.

The property benefits from gas-fired central heating via a modern combination boiler located within the kitchen.

Outside, the enclosed rear garden enjoys a sunny southerly aspect and has been thoughtfully landscaped with a paved patio, artificial lawn and attractive planted borders, creating an ideal space for relaxing, entertaining or enjoying al fresco dining. Side access leads conveniently to the front of the property, where there is an allocated parking space.

In summary, this is an exceptional example of a modern two-bedroom home, offering stylish, turnkey accommodation in a highly convenient location close to everyday amenities and just minutes from the heart of Newquay.

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Lounge/Kitchen/Diner
6.76m x 3.71m (22'2 x 12'2)

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Bedroom 1
3.71m x 2.36m (12'2 x 7'9)

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Bedroom 2
3.71m x 2.36m (12'2 x 7'9)

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Bathroom
1.83m x 1.70m (6'0 x 5'7)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

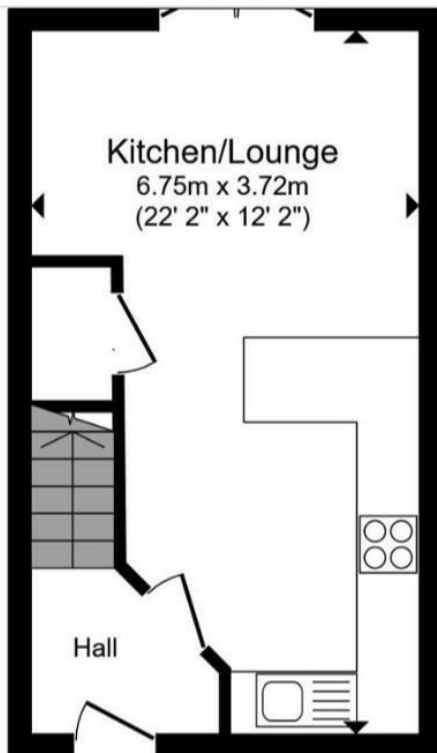
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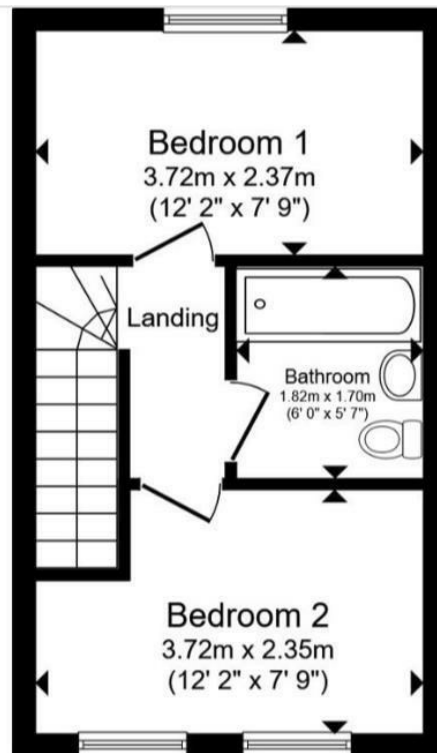
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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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