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20 Hyns An Vownder, Newquay TR8 4GB

£235,000

A VERY WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACE HOUSE WITH A NEAT, LOW MAINTENANCE GARDEN AND ALLOCATED PARKING IDEAL FOR FIRST TIME BUYERS AND INVESTORS WITHIN THE CONVENIENTLY LOCATED DEVELOPMENT OF 'THE GOLDINGS' ON THE EDGE OF NEWQUAY.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- TWO BEDROOM END OF TERRACE HOUSE
- ALLOCATED PARKING
- TUCKED AWAY FROM THE MAIN ROAD
- TWO GENEROUS DOUBLE BEDROOMS
- NEAT, LOW MAINTENANCE GARDEN
- IDEAL FOR FIRST TIME BUYERS
- EASY ACCESS IN AND OUT OF NEWQUAY

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DESCRIPTION:

The Goldings is a conveniently positioned new development on the outskirts of Newquay. It is a great location for families with very easy access to schools, the town centre and the many beautiful beaches Newquay has to offer. Morrisons and Lidl supermarkets are within a 5 minute drive where there is also a McDonalds. Access in and out of Newquay onto the A392 is very easy making the nearby towns of Truro, St Austell and Bodmin very accessible.

This attractive seven year old property is presented to a good standard and is tucked away in a cul de sac away from passing traffic with the advantage of an allocated parking space directly outside and a neat, low maintenance garden.

An entrance hallway with stairs to the first floor and a useful cloakroom guides you into the lounge which has a window to the front of the property. This is a bright, cosy family room with a useful storage cupboard. At the rear, the kitchen diner spans the entire width of this home. Offering a good range of contemporary units There is ample space for a dining table and doors to the rear. Practically, there's space for a washing machine, dish washer and fridge freezer with an integrated oven and electric hob.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. The largest bedroom has the benefit of a useful cupboard. Both bedrooms are decorated and carpeted to a good, modern standard. From the landing area, there is access to the loft.

As you would expect, the bathroom is beautifully presented with a bath and shower over, complimented by modern, fresh tiling.

This gorgeous family home has the benefit of gas central heating powered by a combination boiler located in the kitchen. The windows are Upvc double glazed and there are three years remaining on the new homes warranty. At The Goldings, there is a freehold management charge of around £150.00 per year.

Externally, at the rear the garden is sheltered, private and low maintenance with a patio and a lawned area and at the front there's a parking space directly outside the front of the property.

In summary, this is a great two bedroom property, perfect for first time buyers and is tucked away from the main road.

THE LEASE:

This property is held on a 999 year lease new in 2017

Ground rent: £150 P/A approx

The freeholder is Persimmon Homes and the Managing agent is First Port.

We are informed that the freehold can be bought for around £2000.

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Hallway
2.87m x 1.02m (9'5 x 3'4)

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Cloakroom
1.42m x 0.91m (4'8 x 3'0)

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Lounge
4.60m x 2.82m (15'1 x 9'3)

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Kitchen Diner
3.86m x 2.44m (12'8 x 8'0)

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Bedroom 1
3.86m x 2.59m (12'8 x 8'6)

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Bedroom 2
3.86m x 2.59m (12'8 x 8'6)

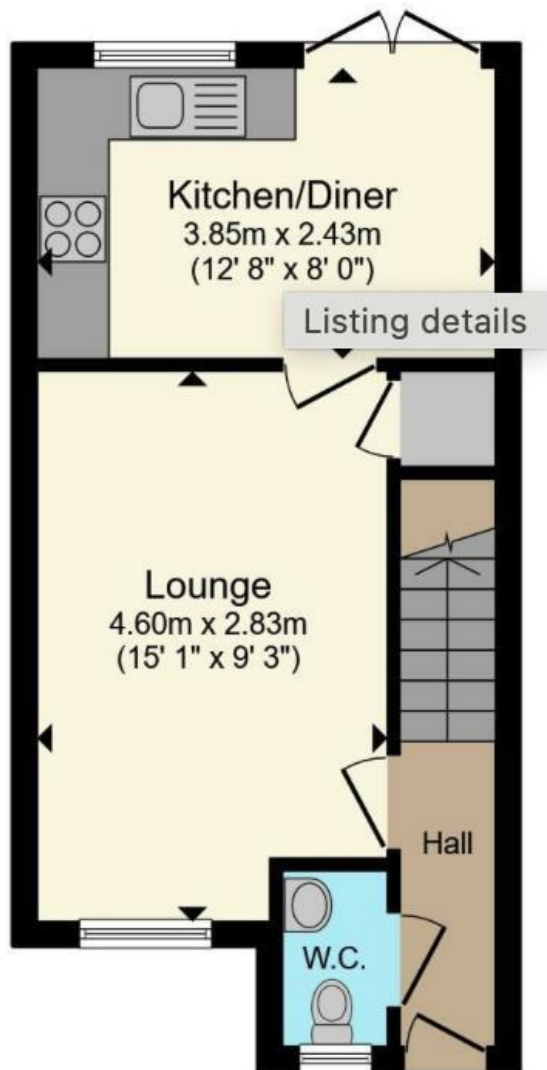
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Bathroom
1.93m x 1.70m (6'4 x 5'7)

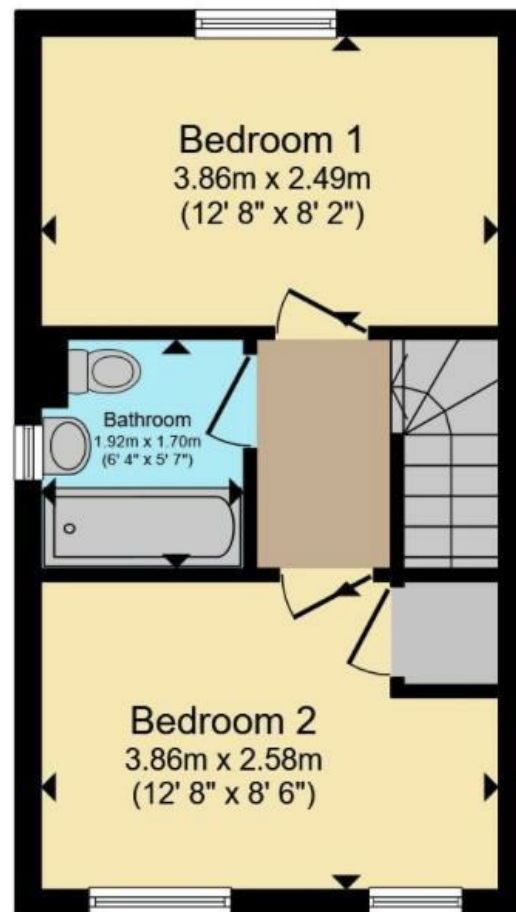
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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B		82	
(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			
(92-100) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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