

"Estate Agency is evolving...evolve with us"



2 Veronica Court Penmur Road, Newquay TR7 2LY

£180,000

A DECEPTIVELY SPACIOUS ONE-BEDROOM HOUSE OFFERING STYLISH, LOW-MAINTENANCE LIVING WITH ALLOCATED PARKING, A SOUTH FACING BALCONY AND ATTRACTIVE COURTYARD GARDEN, JUST A SHORT WALK FROM THE TOWN AND SEVERAL STUNNING BEACHES, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- ONE BEDROOM HOUSE CLOSE TO THE TOWN CENTRE
- SPACIOUS OPEN PLAN LIVING
- BALCONY AND PRIVATE SOUTH FACING COURTYARD STYLE GARDEN
- IMMACULATELY PRESENTED
- NO ONWARD CHAIN
- PERFECT FOR FTB
- ALLOCATED PARKING
- CONVENIENTLY POSITIONED JUST A SHORT WALK TO THE TOWN AND BEACHES
- WHITE GOODS AND FURNITURE AVAILABLE BY SEPARATE NEGOTIATION

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Number Two Veronica Court, a beautifully presented one-bedroom home offering allocated parking and a private courtyard-style garden. Tucked away just off Trenance Road, this charming property enjoys a highly convenient location within easy reach of Newquay town centre, stunning beaches, and the picturesque Trenance Valley. The excellent position places a wealth of local amenities close at hand, including Trenance Park, The Heron Tennis Club, the Boating Lake, popular schools, and the vibrant town centre. Whether for everyday living or enjoying the area's many attractions, this is a fantastic place to call home.

A neat entrance hallway welcomes you into the property. To the right is a bright and spacious bathroom, partially tiled and featuring a bath with shower over, along with a window to the front aspect allowing for plenty of natural light.

At the rear of the ground floor, the generous double bedroom offers fresh, neutral décor and practical laminate flooring. French doors open directly onto the private, south-facing courtyard garden, creating a peaceful outdoor retreat. Stairs rise to the first floor where you will find a welcoming open-plan kitchen, lounge, and dining area. This sociable living space provides ample room for cooking, dining, and relaxing.

The contemporary kitchen is fitted with a stylish range of cream gloss units and includes an electric oven, gas hob, integrated dishwasher, and designated space for a fridge freezer and washing machine, creating a highly functional and thoughtfully designed cooking area.

The property benefits from gas central heating throughout, with a combination boiler conveniently located within the kitchen.

Externally, there is allocated parking for one vehicle, while each property within the development enjoys the added convenience of a dedicated bin store, helping to keep the surroundings neat and tidy.

In summary, this is a cleverly designed and well-maintained home, perfectly suited to first-time buyers, those looking to downsize, a retired couple, or anyone seeking a charming coastal bolthole close to the town, beaches, and local amenities.

There is a freehold management charge of £50.00 per month to cover the maintenance of the communal areas.

The white goods and furniture are available by separate negotiation.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
4.57m x 2.44m (15'0 x 8'0)

.

Bathroom
2.64m x 1.78m (8'8 x 5'10)

.

Bedroom
3.35m x 2.95m (11'0 x 9'8)

.

Lounge/Diner/Kitchen
7.39m x 3.35m (24'3 x 11'0)

.

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.

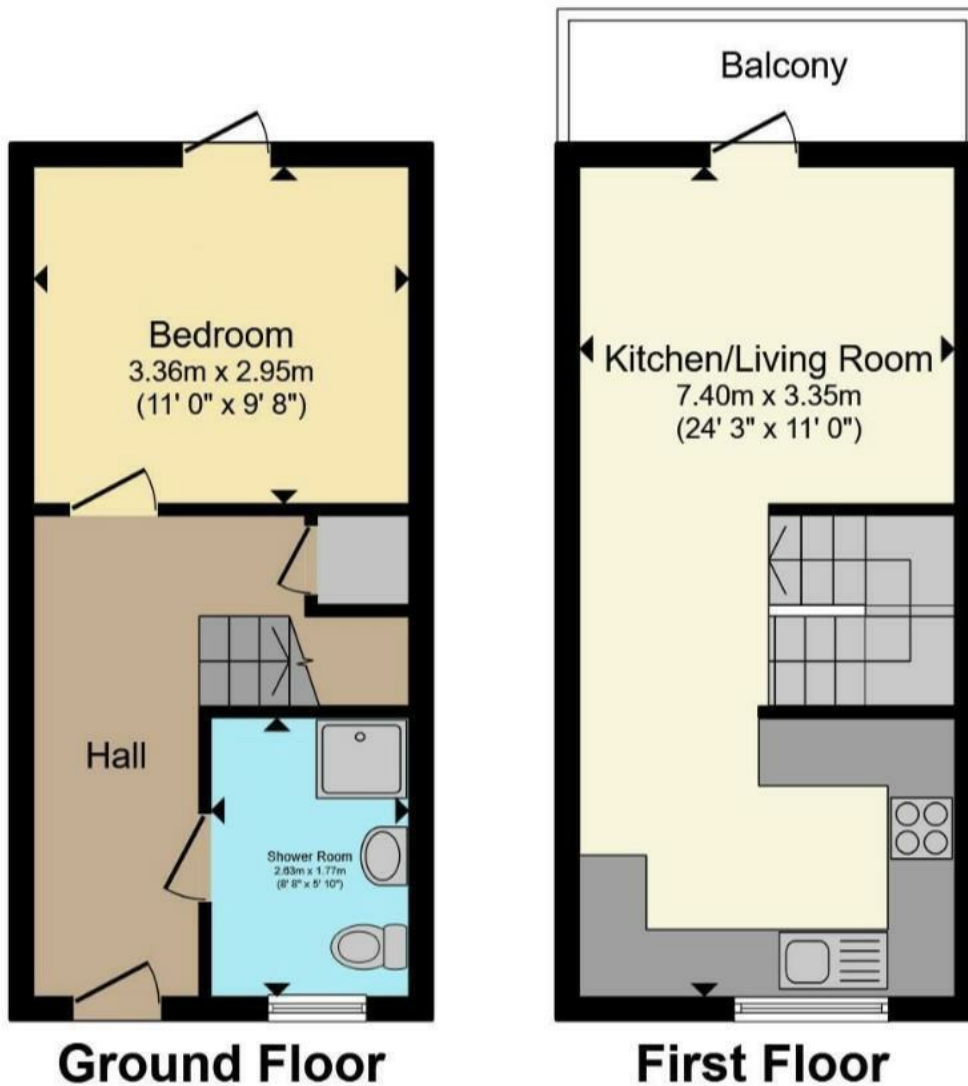
01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		83
	(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	

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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

