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72 Calshot Close, Newquay TR7 3HL

£255,000

A LOVELY EXAMPLE OF A FAMILY HOME WITH THREE BEDROOMS AND SPACIOUS, BRIGHT OPEN PLAN LIVING AREAS WITH SUNNY ENCLOSED GARDENS AND RURAL VIEWS LOCATED IN A POPULAR VILLAGE LOCATION AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- THREE BEDROOM FAMILY HOME
- OPEN PLAN LIVING AREAS
- NEAT, SUNNY, PRIVATE GARDEN
- RESIDENTS PARKING
- NO ONWARD CHAIN
- RURAL VIEWS AT THE REAR
- PERFECTLY LOCATED FOR FAMILY LIFE
- WALKING DISTANCE TO PORTH BEACH AND VARIOUS SCHOOLS

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DESCRIPTION:

Welcome to Number Seventy Two Calshot Close, an immaculately presented three bedroom house with open rural views at the rear, situated within the much sought after village of St Columb Minor which is a great location for families within close proximity to a good range of amenities including two Secondary Schools and one Primary School within a few minutes walk with a post office, and a Co-op just a little further down the road. Porth which is close by is a popular location with locals and holiday makers alike. It boasts a beautiful sheltered beach protected by headlands on both sides. Porth Island which can be accessed by a narrow foot bridge has stunning views back towards Newquay and up the coast towards Trevose Head.

Within Porth there is a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately a ten minute drive offering an array of shops, restaurants and cafes.

The property is a great family home with three bedrooms, it's been well looked after by the current owners and offers bright, spacious accommodation.

A bright and welcoming hallway with stairs up to the first floor and useful storage cupboard guide you into this property. On the right, the lounge/diner and kitchen flow very well and allow plenty of natural light to flood through the property. There's ample room for plenty of lounge furniture and a family size dining table with doors from the dining area to the rear garden. On the other side, the kitchen offers a good range of light oak effect units with space for a fridge freezer and washing machine. There's also an integrated oven and the boiler is located on the wall.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear.. Of the three bedrooms there are two doubles and one single. The larger two bedrooms both having built in storage. The main rear bedroom enjoys wonderful open rural views to the rear, looking out over open rural land.

The family bathroom is modern and very well presented with a bath and electric shower over.

Throughout the property there is UPVC double glazing and gas fired central heating powered by a central heating boiler located in the kitchen.

The gardens to the rear are a gorgeous feature of the property, private, enclosed, sunny and low maintenance with an area of lawn and a patio area surrounded by high fencing providing plenty of privacy. There's also an outside store at the rear and a small store at the front..

At the front there is a residents car park, unrestricted, on a first come, first serve basis, which is directly in front and to the side of the property.

At Calshot Close, there's an Estate Management charge of approximately £30.00 pcm.

In summary, this really is a lovely family home, well located for family life and within an easy walk of Porth Beach, offered with no onward chain.

Hallway
4.32m x 1.70m (14'2 x 5'7)

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Lounge Diner
7.34m x 3.56m (24'1 x 11'8)

Kitchen
2.82m x 2.79m (9'3 x 9'2)

Bedroom 1
3.73m x 2.64m (12'3 x 8'8)

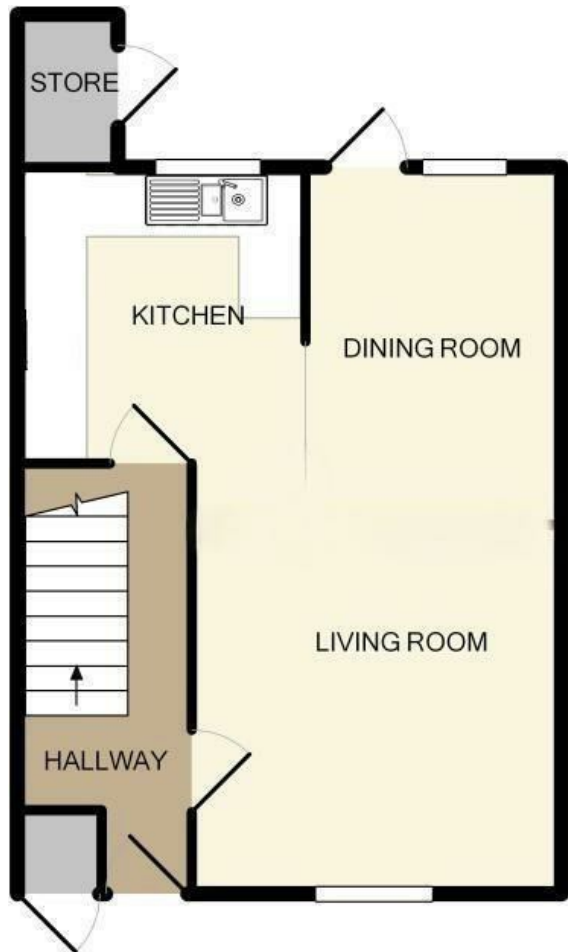
Bedroom 2
3.45m x 2.74m (11'4 x 9'0)

Bedroom 3
1.88m x 1.55m (6'2 x 5'1)

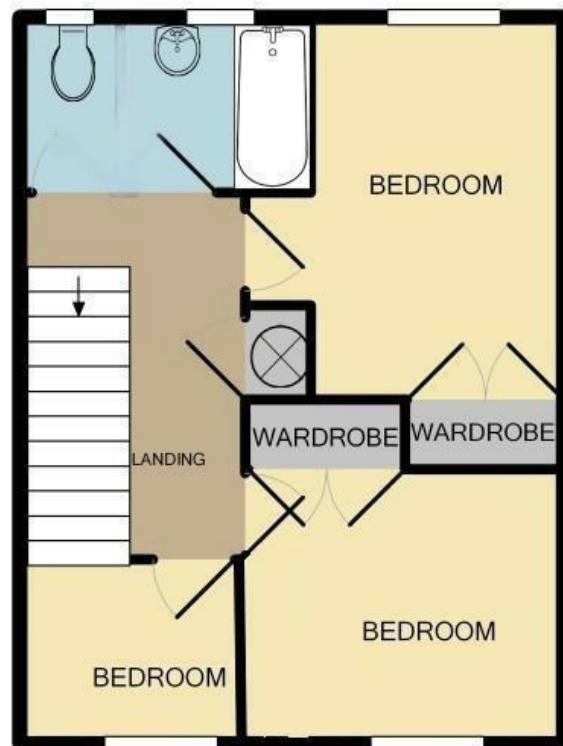
Bathroom
2.54m x 1.70m (8'4 x 5'7)

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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		6278
	(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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