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189 Henver Road, Newquay TR7 3EJ

£315,000

A DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME, WITH BRIGHT IMMACULATLY PRESENTED THREE STOREY ACCOMMODATION INCLUDING TWO RECEPTION ROOMS AND A SPACIOUS EN-SUITE LOFT ROOM. WITHIN EASY WALKING DISTANCE TO AMENITIES AND SCHOOLS.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 3 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- BRILLIANT FAMILY HOME
- OFF ROAD PARKING
- NEAT, LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO PORTH BEACH
- SUPERB LOFT ROOM
- CONVENIENTLY LOCATED WITHIN EASY REACH OF SCHOOLS AND AMENITIES
- PRESENTED TO A SUPERB STANDARD
- STUDY AREA OFF THE LANDING

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DESCRIPTION:

Welcome to Number 189 Henver Road, a totally brilliant and exceptionally versatile family home with a neat, low maintenance garden and parking.

This property is prominently located on Henver Road, which has become a sought-after hotspot for home movers across Newquay. The two secondary schools are within easy walking distance and St Columb Minor Academy and Nansledan Primary school are within easy reach. The ever popular Chester Road shopping centre is just down the road offering an array of day to day amenities including a bank, post office, coffee shop, butchers, bakers and hardware store. Porth Beach is just a short walk away and Newquay town centre is about a mile away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you.

This gorgeous family home has been lovingly cared for and much improved and upgraded by the current owners. It offers flexibility, charm, original features and character in abundance with plenty of modern touches including a recently fitted kitchen and bathroom and upgraded double glazed windows.

A bright porch guides you into the hallway which has stairs to the first floor and access to the living room on the right, a gorgeous family room with a window to the front allowing for sunshine to beam in all day. At the rear, you will find a separate dining room with doors to the rear garden, a useful additional reception room with ample space for a family size dining table. The kitchen offers a good range of white shaker style units with space for a fridge freezer and an oven. (The washing machine and tumble dryer are positioned within a cupboard in the dining room.)

The two double bedrooms can be found on the first floor, there's one at the front and one at the rear. They are both presented to a flawless standard with high quality flooring and decor. Also on the first floor, the family bathroom features a bath with a shower over, updated in recent years. The landing area is utilised as a brilliant study area and provides stairs to the 2nd floor, (this used to be the third bedroom).

On the second floor, the loft room is a great space with plenty of natural light, there's an en suite shower room and plenty of built in storage within the eaves.

This property has gas central heating powered by a combination boiler which was upgraded in 2015

Externally, at the front there's off road parking for one car and at the rear, the garden is neat and easy to look after, offering a good degree of privacy with a wooden shed, a decked area and a lawned area. There's plenty of afternoon and evening sunshine on offer with access to the side of the property.

In summary, this is a superb family home, presented to a high standard with parking and a neat garden, just a short walk to Porth Beach, four schools and many daily amenities.

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Hallway
3.56m x 1.68m (11'8 x 5'6)

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Lounge
3.81m x 3.56m (12'6 x 11'8)

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Dining Room
4.27m x 3.18m (14'12 x 10'5)

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Kitchen
2.46m x 2.44m (8'1 x 8'0)

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Bedroom 1
3.56m x 3.48m (11'8 x 11'5)

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Bedroom 2
3.20m x 3.18m (10'6 x 10'5)

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Study Area off Landing
2.24m x 1.68m (7'4 x 5'6)

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Loft Room
4.67m x 3.99m (15'4 x 13'1)

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FLOORPLAN:



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 plus) A		82
	(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		82
	(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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