

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



16 Halt Road, Newquay TR8 5LL

£1,000 Per month

A SUPERB EXAMPLE OF A REFURBISHED 2-BEDROOM COTTAGE LOCATED IN THE HIGHLY DESIRABLE AND CONVENIENTLY POSITIONED VILLAGE OF ST NEWLYN EAST. THIS PROPERTY HAS DRIVEWAY PARKING AND A NEAT ENCLOSED REAR GARDEN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

FEATURES:

- TWO DOUBLE BEDROOM COTTAGE
- SOUTH WESTERLY FACING REAR GARDEN
- 1 CAR DRIVEWAY PARKING
- WET ELECTRIC CENTRAL HEATING SYSTEM
- BEAUTIFULLY PRESENTED
- QUAIN T VILLAGE LOCATION

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



DESCRIPTION:

Available from January 2025, is this beautiful two bedroom cottage that is located within the quaint village of St Newlyn East and only 15 minutes drive from Newquay, it is within easy reach of the Primary School. St Newlyn East has a locally renowned butchers, a local shop, a Primary School and a family friendly pub whilst the highly sought after coastal town of Newquay is just 6 miles away.

A hallway with stairs to the first floor and a useful under-stairs cupboard housing the hot water tank guides you into the living room which has a front aspect window.

At the rear, the kitchen diner offers a good range of white gloss units with an integrated dishwasher, oven and induction hob with a door to the rear garden. The kitchen is drenched in natural light from the cleverly designed sky light and the windows overlooking the sunny garden at the rear.

Also on the ground floor is a utility/cloakroom with space and plumbing for a washing machine.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. The family bathroom is spacious and contemporary with smart 'brick effect' tiling and a good quality suite. From the landing, there is access to the loft.

This property has a 'wet' electric central heating system and Upvc double glazed windows. The choice of kitchen, bathroom, carpets and floor coverings are high quality and the finish is superb.

Externally, at the front there is driveway parking for 1 car. At the rear, the garden is fully enclosed, private and sunny with some planted raised beds and turfed lawn.

The landlord will consider one pet at this property, but this is at the landlords discretion.

A non-refundable holding deposit of £230 is required once an application proceeds to referencing. This amount will be deducted from the first months rent upon commencement of the 12 month tenancy.

EPC rating: E
Rent £1000
Security Deposit £1150
Council Tax - Band B

**Tenants will be responsible for all bills including, water, electric, broadband, council tax etc.

01637 877754
info@momovenewquay.co.uk
www.momove.co.uk

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



Hallway
4.14m x 1.73m (13'7 x 5'8)

.

Lounge
5.49m x 3.45m (18'0 x 11'4)

.

Kitchen Diner
3.35m x 2.16m (11'0 x 7'1)

.

Cloakroom
1.70m x 1.14m (5'7 x 3'9)

.

Bedroom 1
3.48m x 2.90m (11'5 x 9'6)

.

Bedroom 2
3.51m x 2.44m (11'6 x 8'0)

.

Bathroom
1.73m x 1.68m (5'8 x 5'6)

.

01637 877754

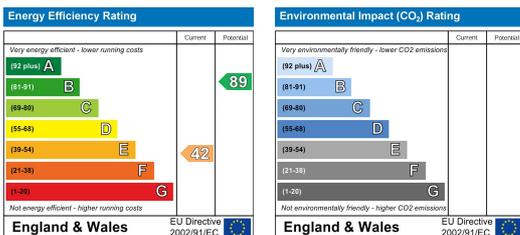
info@momovenewquay.co.uk

www.momove.co.uk

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



FLOORPLAN:



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

