

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



## 16. Halt Road, Newquay TR8 5LL

**£262,500**

A SUPERB EXAMPLE OF A RECENTLY REFURBISHED 2-BEDROOM COTTAGE LOCATED IN THE HIGHLY DESIRABLE, CONVENIENTLY POSITIONED VILLAGE OF ST NEWLYN EAST. THIS PROPERTY HAS DRIVEWAY PARKING AND A NEAT ENCLOSED GARDEN, IDEAL FOR FTB OR AS A HOLIDAY HOME OFFERED WITH NO ONGOING CHAIN

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- TWO DOUBLE BEDROOM COTTAGE
- SOUTH WESTERLY FACING GARDEN
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- BEAUTIFULLY REFURBISHED IN 2022
- QUAIN T VILLAGE LOCATION
- WET ELECTRIC HEATING SYSTEM
- PERFECT FOR FIRST TIME BUYERS

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



#### DESCRIPTION:

This beautifully refurbished cottage is situated in the charming village of St Newlyn East, just a 15-minute drive from Newquay and within easy walking distance of the local Primary School. The village itself offers a well-regarded butcher, local shop, Primary School and a welcoming family-friendly pub. The ever-popular coastal town of Newquay lies only six miles away and has recently been named one of the UK's most desirable places to live—and it's easy to see why. Surrounded by miles of sandy beaches with world-class surf, family-friendly rock pools and calm waters ideal for paddle boarding, the area truly offers something for everyone.

Newquay boasts a vibrant selection of cafés, restaurants and bars, along with a wide range of shops. Nearby villages such as Crantock and Cubert provide a more relaxed atmosphere while still offering excellent everyday amenities and access to some of the most stunning coastline and countryside on the north coast.

In the last few years this property has been fully refurbished both beautifully and sympathetically, with meticulous attention to detail and an immaculate finish throughout.

The entrance hallway, with stairs rising to the first floor and a useful under-stairs cupboard housing the hot water tank, leads into the living room which enjoys a front-facing window. To the rear, the kitchen/diner features a good range of white gloss units, an integrated dishwasher, oven and induction hob, and a door opening onto the rear garden. This space is flooded with natural light thanks to a cleverly positioned skylight and rear-facing windows overlooking the sunny garden.

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

On the first floor are two double bedrooms, one positioned at the front and one at the rear. The family bathroom is spacious and contemporary, finished with stylish brick-effect tiling and a high-quality suite. The landing also provides access to the loft.

The property benefits from a wet electric heating system and new uPVC double-glazed windows throughout. The kitchen, bathroom, carpets and floor coverings are all of a high specification, with an excellent overall finish.

Externally, the front of the property offers driveway parking for one to two vehicles. To the rear is a fully enclosed, private and sunny garden, featuring newly planted raised beds and a freshly turfed lawn.

In summary, this property would be ideal for a couple or young family taking their first step onto the property ladder, or equally well suited as a holiday home. The property is offered with no onward chain.

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

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

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



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

.

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

.

Claokroom/Utility  
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)

.

#### 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:



**Ground Floor**  
Area (approx): 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>



**1st Floor**  
Area (approx): 29.8 m<sup>2</sup> ... 320 ft<sup>2</sup>

Total Area: 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>42</b>	<b>89</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.