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29 Pendragon Crescent, Newquay TR7 2SS

£225,000

A VERY WELL PRESENTED TWO-BEDROOM MID TERRACE HOUSE WITH A RECENTLY UPGRADED KITCHEN, ONE ALLOCATED PARKING SPACE AND A GENEROUS, LOW MAINTENANCE GARDEN LOCATED IN A TUCKED AWAY CUL DE SAC, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO BEDROOM MID TERRACED HOUSE IN GREAT CONDITION
- ALLOCATED PARKING
- RECENTLY UPDATED KITCHEN
- GENEROUS, LOW MAINTENANCE GARDEN
- NO ONWARD CHAIN
- PERFECT FOR FTB
- SOLID OAK DOORS
- FULL WIDTH PORCH
- POPULAR, RESIDENTIAL LOCATION

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number 29 Pendragon Crescent, a well-presented two-bedroom mid-terrace home situated in the ever-popular Treloggan area of Newquay. This sought-after residential location is a firm favourite with families, first-time buyers, and buy-to-let investors thanks to its excellent amenities and convenient access both into and out of the town. Ideally positioned close to Morrisons and Lidl supermarkets, the property is within easy reach of Newquay's vibrant town centre, stunning beaches, schools, and leisure facilities. The nearby A392 also provides excellent transport links for commuters.

The accommodation begins with a full-width entrance porch leading into a bright and welcoming living room. A large front-facing window fills the space with natural light, while the staircase rises to the first floor. Beneath the stairs is a useful recess, ideal for additional storage or as a compact home working area.

To the rear, the recently upgraded kitchen/diner is both stylish and practical, fitted with an attractive range of modern grey shaker-style units. It features an integrated dishwasher, built-in electric oven and hob, along with space for a washing machine and fridge freezer. There is plenty of room for a family dining table, and a door provides direct access to the rear garden.

Upstairs are two generous double bedrooms, each benefiting from built-in storage. The family bathroom is smartly presented with full-height tiling and a bath with shower over. Also on the landing is a useful airing cupboard and access to the loft space.

The property benefits from gas-fired central heating via a combination boiler located in the kitchen. Throughout the home you'll find quality finishes including solid oak internal doors, high-quality carpets, and tasteful décor, meaning it is ready to move straight into. For investors, the property offers an estimated achievable rental income of approximately £950 per calendar month.

Outside, the enclosed rear garden has been designed for low maintenance, providing an attractive outdoor space to enjoy without the upkeep. The property also includes one allocated parking space in the nearby residents' parking area.

Offered with no onward chain, this superb home presents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a strong rental investment in one of Newquay's most consistently popular residential locations.

Porch
3.66m x 1.02m (12'0 x 3'4)

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Lounge
5.87m x 3.58m (19'3 x 11'9)

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Kitchen Diner
3.78m x 3.58m (12'5 x 11'9)

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Bedroom 1
3.58m x 3.35m (11'9 x 11'0)

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Bedroom 2
3.58m x 3.53m (11'9 x 11'7)

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Bathroom
2.21m x 1.63m (7'3 x 5'4)

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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.

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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.

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FLOORPLAN:



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		76	80
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.

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