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6 Kew An Prysk, Newquay TR8 4RD

£220,000

A WELL-PRESENTED TWO DOUBLE-BEDROOM HOME WITH A NEAT, LOW-MAINTENANCE GARDEN AND ALLOCATED PARKING. IDEAL FOR FIRST-TIME BUYERS OR INVESTORS, IT'S SET WITHIN THE POPULAR GOLDINGS DEVELOPMENT ON THE OUTSKIRTS OF NEWQUAY AND IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- IMMACULATE TWO BEDROOM TERRACED HOUSE
- PERFECT FOR FIRST TIME BUYERS
- DRIVEWAY PARKING AT THE FRONT
- NEAT, LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN
- TUCKED AWAY FROM THE BUSIER ROADS

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DESCRIPTION:

The Goldings is a well-located modern development on the outskirts of Newquay, offering excellent convenience for families. It provides easy access to local schools, the town centre, and Newquay's stunning beaches. Morrisons and Lidl are just a five-minute drive away, alongside a McDonald's, and the A392 is easily reached, making travel to nearby towns such as Truro, St Austell, and Bodmin straightforward.

This appealing six-year-old property is presented to a high standard and enjoys a quiet position on the edge of the development, away from passing traffic. It benefits from two allocated parking spaces directly outside and a tidy, low-maintenance rear garden. Built in 2019, the home has been carefully maintained by the current owners and is filled with natural light, enhancing its fresh, modern décor.

The entrance hallway features stairs to the first floor and a useful ground-floor WC, leading through to a spacious lounge with a front-facing window. At the rear, the kitchen-diner spans the full width of the property. It offers a generous range of contemporary wood effect units along with ample dining space and doors to the garden. Practical features include an integrated oven and gas hob, plus space for a fridge-freezer, washing machine, and dishwasher.

Upstairs are two well-proportioned bedrooms—one at the front and one at the rear. The larger bedroom benefits from a built-in storage cupboard. Both rooms are very well presented with high quality decor and carpets. The landing also provides access to the loft.

Completing the first floor accommodation, the bathroom is beautifully presented, featuring a bath with an overhead shower and modern, stylish tiling.

Further benefits include gas central heating powered by a combination boiler located in the kitchen, UPVC double-glazed windows, and the reassurance of the remainder of the new-home warranty. There is also a freehold management charge of approximately £150 per year at The Goldings.

Outside, the rear garden is neatly landscaped for easy maintenance, with a patio area. At the front, one allocated parking space sits directly outside the property.

In summary, this exceptional home is fully move-in ready—immaculate inside and out—making it an ideal choice for both first-time buyers and investors, and it is offered with no onward chain.

Living Room
4.65m x 1.73m (15'3 x 5'8)

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Kitchen Diner
3.84m x 2.44m (12'7 x 8'0)

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Bedroom 1
3.81m x 2.59m (12'6 x 8'6)

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Bedroom 2
3.81m x 2.51m (12'6 x 8'3)

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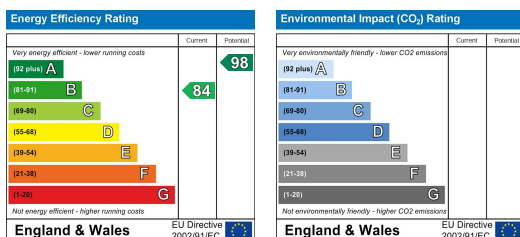
Bathroom
1.93m x 1.70m (6'4 x 5'7)

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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