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9 Cavendish Crescent, Newquay TR7 3DS

£230,000

AN EXCEPTIONAL EXAMPLE OF A TWO DOUBLE BEDROOM PROPERTY LOCATED IN A TUCKED AWAY PART OF TREVENSON MEADOWS AWAY FROM PASSING TRAFFIC. THIS PROPERTY HAS A NEAT LOW MAINTENANCE GARDEN AND ALLOCATED PARKING, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 0

FEATURES:

- TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- LOCATED OPPOSITE THE GREEN AWAY FROM PASSING TRAFFIC
- FRESHLY DECORATED THROUGHOUT
- NEW CARPETS AND LAMINATE FLOORING
- NO ONWARD CHAIN
- SOLAR PANELS
- DOWNSTAIRS CLOAKROOM
- PERFECT FOR FTB

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DESCRIPTION:

Welcome to Number Nine Cavendish Crescent, a two bedroom end of terrace property ideal for first time buyers. Trevenson Meadows is a modern development on the edge of Newquay with easy access to many beaches, the coast path and the town. This popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area and play park in the middle for all to enjoy. Tretherras Academy is approximately ten minutes walk and the nearest Primary School, St Columb Minor Academy is a five minute drive away. Chester Road is within easy reach and the main town of Newquay is about two miles away.

This attractive, well maintained was built in 2012 and is tucked away from passing traffic, ideal for those with younger children. It is in superb condition throughout with spacious, well laid out accommodation over two floors. There is an abundance of natural light and the decor and floor coverings have recently been updated by the vendors.

A neat and welcoming entrance hallway with stairs to the first floor and a useful cloakroom guides you into the kitchen which has a range of modern, white units with an integrated fridge freezer and washing machine. There's also an electric oven and gas hob. The combination boiler is located within a cupboard in the kitchen.

At the rear of the property, the living room is a good size with a large storage cupboard and doors opening into the rear garden.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. The family bathroom has a bath with a shower over, and is modern and very well presented. Off from the first floor landing, there is an airing cupboard and access to the loft.

There is gas central heating throughout and the windows are upvc double glazed. This property benefits from a solar panel on the front and rear utilised for heating the water. At Trevenson Meadows, there's a freehold management charge of around £150.00 per year for the upkeep of the roads, green areas and street lighting.

Externally, the rear garden is neat, easterly facing and low maintenance with a patio and a lawned area. It offers a good degree of privacy and enjoys plenty of sunshine There's also allocated parking for one car.

In summary, this is a great opportunity to purchase a refurbished two bedroom house in a very convenient location, it's perfect for first time buyers and buy to let investors and offered with no onward chain.

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Hall
3.00m x 2.01m (9'10 x 6'7)

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Cloakroom
1.57m x 0.86m (5'2 x 2'10)

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Kitchen
3.00m x 1.60m (9'10 x 5'3)

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Lounge Diner
4.52m x 3.68m (14'10 x 12'1)

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Bedroom 1
3.71m x 2.62m (12'2 x 8'7)

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Bedroom 2
3.68m x 2.57m (12'1 x 8'5)

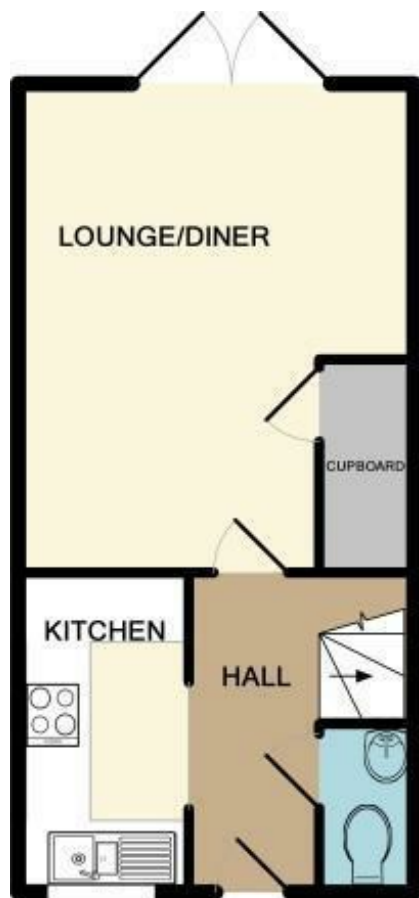
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Bathroom
2.24m x 1.68m (7'4 x 5'6)

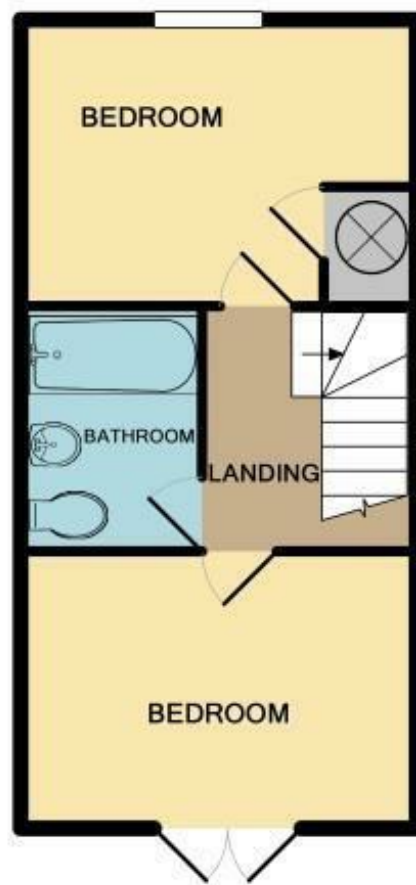
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

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	(92-100) A		93
	(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		
	(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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