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11 St. Austell Street, Newquay TR8 5DR

£295,000

A GORGEOUS THREE BEDROOM COTTAGE WITH WELL PROPORTIONED ACCOMMODATION, A LOVINGLY CARED FOR SUNNY GARDEN AND A DOUBLE GARAGE LOCATED ON THE EDGE OF SUMMERCOURT WITH EASY ACCESS TO THE A30.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- SEMI DETACHED THREE BEDROOM CHARACTER COTTAGE
- DOUBLE GARAGE AND AMPLE PARKING
- SUNNY, MATURE GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- MULTI FUEL BURNER
- EN SUITE BEDROOM
- COSY AND QUAIN... OOZING CHARACTER
- WELL LOCATED CLOSE TO THE A30
- EPC TO FOLLOW

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DESCRIPTION:

Welcome to Number Eleven St Austell Street, positioned just on the edge of Summercourt which is a mid County village just a few minutes from the A30 affording easy access to the neighbouring towns of St Austell, Truro and Bodmin. The beautiful beaches and vibrant town of Newquay are about 20 minutes drive away where you will find a range of shops, cafes, bars and some of the most spectacular coastline on the north coast of Cornwall.

Within this village there is a convenience store and post office, a nursery and a Primary School. There are two pubs, The London Inn and the award winning Fox's Revenge which is a culinary delight serving locally sourced food for the whole family.

This gorgeous cottage oozes character and charm with a beautifully cared for garden and the added benefit of a double garage and ample driveway parking.

An entrance porch utilised as a utility room guides you into an inner hallway which has stairs to the first floor. On the right, you will find the living room which has a cosy feel with a multi-fuel burner and dual aspect windows. The kitchen, on the other side offers access to the rear garden and has a good range of shaker style units with space for an oven and fridge. There's ample space for a dining table and an abundance of natural light. Part of this room is used by the current owners as a snug area, the perfect spot to enjoy a cup of tea whilst admiring the gorgeous garden. Also, on the ground floor, you will find a bathroom with a shower attachment over.

All three bedrooms can be found on the first floor. The dual aspect main bedroom features a vaulted ceiling and is a great size with far reaching rural views. The second bedroom also benefits from dual aspect windows and an en suite shower room and the third bedroom is currently utilised as a study with a window to the side.

This property has oil fired central heating and upvc double glazing throughout.

Externally, the gardens are sunny, beautifully cared for very well established with an array of mature trees, planted beds and a lawned area. It's private and enclosed with plenty of areas to enjoy the sun and shade. At the front, there's a neat low maintenance area along with a garden shed. There's also a double garage which has power and an electric door with ample driveway parking.

In summary, this property is guaranteed to make you smile...the garden is stunning and the cottage is simply charming!

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Utility/Porch
1.70m x 1.07m (5'7 x 3'6)

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Inner Hallway
2.03m x 1.98m (6'8 x 6'6)

.

Kitchen Diner
5.89m x 3.78m (19'4 x 12'5)

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Shower Room
2.36m x 1.98m (7'9 x 6'6)

.

Lounge
3.81m x 3.51m (12'6 x 11'6)

.

Bedroom 1
4.47m x 3.89m (14'8 x 12'9)

.

Bedroom 2
4.72m x 2.62m (15'6 x 8'7)

.

En Suite
1.52m x 1.45m (5'0 x 4'9)

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Bedroom 3
3.28m x 3.07m (10'9 x 10'1)

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Double Garage
6.20m x 5.08m (20'4 x 16'8)

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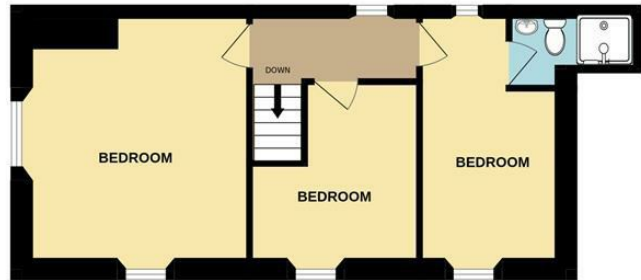
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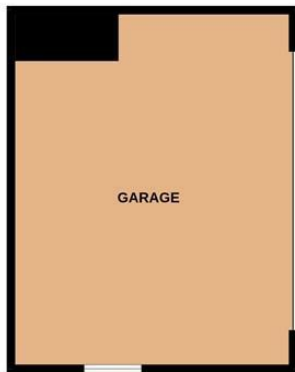
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FLOORPLAN:

1ST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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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