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## 2 Stret Avalennek, Newquay TR8 4QZ

**£140,000**

A 50% SHARED OWNERSHIP THREE DOUBLE BEDROOM FAMILY HOME NESTLED WITHIN THE RENOWNED GOLDINGS DEVELOPMENT. THIS PROPERTY IS PRESENTED TO THE HIGHEST STANDARD WITH A SOUTHERLY FACING GARDEN, A GARAGE AND PARKING. THE BUYER MUST DEMONSTRATE A LOCAL AREA CONNECTION TO CORNWALL.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- 50% SHARED OWNERSHIP PROPERTY
- THREE DOUBLE BEDROOMS
- SOUTHERLY FACING GARDEN
- GARAGE AND PARKING
- BEAUTIFULLY PRESENTED
- REMAINDER OF NHBC WARRANTY
- STAIRCASE UP TO 100%
- LOCAL AREA CONNECTION TO CORNWALL APPLIES

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## DESCRIPTION:

The Goldings, a recently developed residential area in Newquay, is conveniently located on the town's fringes, close to shops, schools, and restaurants. This growing area is perfect for families, featuring a wide selection of modern houses that mix sleek design with the ease of having essential services nearby.

Located just over a mile from the town centre, people living here have easy access to the town centre. The beautiful Gannel Estuary is within easy reach, providing a peaceful getaway just a short walk away. In the vicinity, there are Morrisons and Lidl supermarkets, along with a McDonald's fast-food outlet, to meet the everyday shopping and family friendly dining requirements. This great location offers easy access in and out of Newquay, thanks to its direct connection to the A392 offering easy access to nearby towns Truro, St Austell, and Bodmin.

Built in 2020, and located on the edge of this popular family friendly modern development this three-storey, three double bedroom family home has a southerly facing garden, a garage and parking.

An entrance porch guides you in to a generous size living room with ample space for plenty of furniture with a window to the front and a useful storage cupboard. An inner hallway with a cloakroom gives access to the bright kitchen at the rear which has doors opening into the rear garden. The kitchen/diner comprises of a good range of modern units with an electric double oven and gas hob and space for a fridge and freezer, washing machine and tumble dryer. There's ample space for a dining table.

On the first floor there are two good sized double bedrooms, one at the front and one at the rear and a modern family bathroom with white bathroom suite.

A second flight of stairs guides you up to the top floor where you will find a useful storage cupboard and the main bedroom with dual aspect windows allowing for plenty of natural light.

At the rear, the 'sun-trap' southerly facing rear garden enjoys all day sun and has a decked area and lawned area. The property also features a garage and a parking space.

In summary this is a gorgeous family home located in a popular modern development with the remainder of the 10 year NHBC warranty perfect for family life within close proximity to the town amenities.

## LOCAL AREA CONNECTION CRITERIA:

The buyer will need to have a local area connection to Cornwall.

## LEASE INFORMATION

Remaining lease term is 121 years. (It was new in 2020)

Monthly rent: £298.43

Monthly service charge: £47.53

Please see below the Service Charge breakdown:

Buildings Insurance: £8.37 monthly

Management Fees £1.87 monthly

Management company costs: £37.29 monthly

## Cloakroom

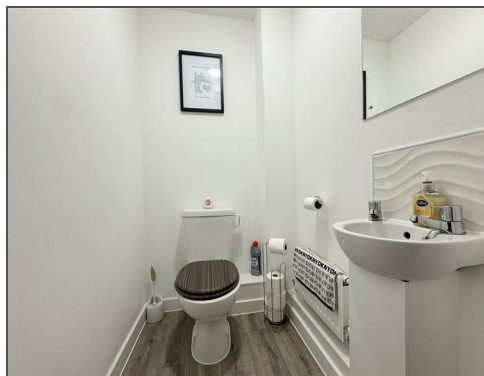
1.59 x 1.15 (5'2" x 3'9")

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Lounge  
4.54 x 3.69 (14'10" x 12'1")

Kitchen Diner  
3.69 x 2.73 (12'1" x 8'11")

Bedroom 2  
3.69 x 3.53 (12'1" x 11'6")

Bathroom  
2.44 x 1.77 (8'0" x 5'9")

Bedroom 1  
4.01 x 2.70 (13'1" x 8'10")

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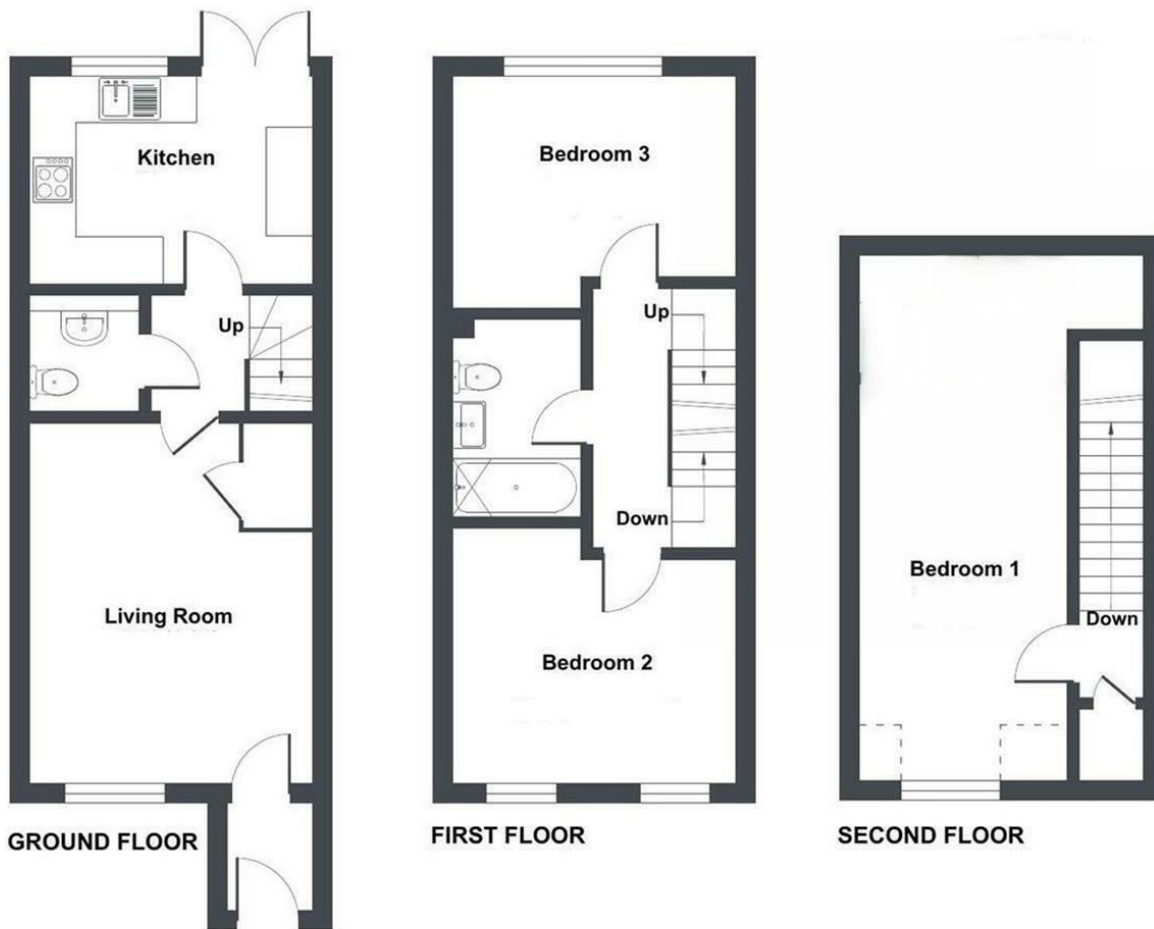
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**FLOORPLAN:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		95
	(81-91) <b>B</b>		84
	(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <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			
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.