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The Brimars Headleigh Road, Newquay TR7 2HJ

£200,000

JUST A SHORT WALK FROM THE TOWN AND SEVERAL STUNNING BEACHES, THIS UTTERLY UNIQUE ONE-BEDROOM BUNGALOW OFFERS STYLISH, LOW-MAINTENANCE LIVING WITH A PRIVATE DRIVEWAY AND ATTRACTIVE COURTYARD GARDEN.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- UNIQUE ONE BEDROOM DETACHED BUNGALOW
- PRIVATE DRIVEWAY PARKING
- NEAT ENCLOSED COURTYARD STYLE GARDEN
- GARDEN STORE WITH POWER
- ELECTRIC SKYLIGHTS WITH BLINDS
- MEZZANINE STORAGE AREA
- JUST SIX YEARS OLD
- CONVENIENTLY POSITIONED JUST A SHORT WALK TO THE TOWN AND BEACHES
- SLEEK GLOSS KITCHEN

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DESCRIPTION:

Welcome to Brimars, a truly one-of-a-kind one-bedroom home offering driveway parking and a neat courtyard. Situated on Headleigh Road, the property enjoys a convenient location within close proximity to the main town centre, many beautiful beaches and the picturesque Trenance Valley.

The excellent position means that Trenance Park, The Heron Tennis Club, The Boating Lake, popular schools and the town centre are all within easy reach, making this a fantastic spot for both everyday living and enjoying everything the area has to offer.

Originally a garage, Brimars was rebuilt in 2020 and has been thoughtfully designed to create a completely unique and stylish home. A neat entrance porch leads into an impressive double-height kitchen, living and dining space, with French doors opening directly onto the courtyard garden. Electric skylights with fitted blinds allow plenty of natural light to pour into the room, enhancing the feeling of space and openness.

This welcoming social area is loosely divided by a breakfast bar into a cosy living space, a dining area and a practical kitchen. The sleek kitchen offers a cleverly designed range of grey gloss units, along with an electric double oven, gas hob and space for a fridge freezer and washing machine. There is an integrated dishwasher, creating a highly functional and well-planned cooking area.

To the other side of the property you will find a good-sized double bedroom with space for wardrobes, as well as a fully tiled shower room. From the living area, a fixed ladder provides access to a mezzanine level, offering useful additional storage.

Outside, the property benefits from driveway parking for one to two cars and a neat front courtyard that provides a peaceful and private space to enjoy the afternoon and evening sunshine. The external store has power and houses the combination boiler.

In summary, this is an utterly unique and brilliantly designed home, perfectly suited to first-time buyers, perhaps a retired couple, or anyone looking for a charming bolt-hole close to the town and beaches.

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Porch
1.40m x 0.94m (4'7 x 3'1)

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Lounge Diner Kitchen
6.10m x 5.23m (20'0 x 17'2)

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Bedroom
2.90m x 2.64m (9'6 x 8'8)

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Shower Room
2.01m x 1.45m (6'7 x 4'9)

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Mezzanine
3.20m x 2.77m (10'6 x 9'1)

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Outdoor Store
1.45m x 1.27m (4'9 x 4'2)

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Property Listing Disclaimer

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All measurements are approximate and are to be used as a 'guide only'.

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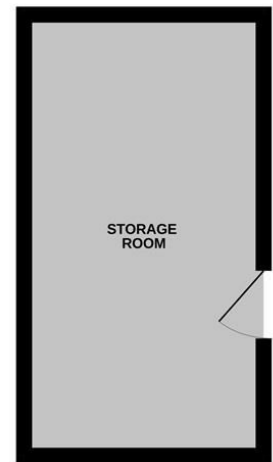
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FLOORPLAN:

GROUND FLOOR

LOFT ROOM



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	(92-101) A		91
	(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	(92-101) A		91
	(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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