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8 Hyns An Vownder, Lane TR8 4GB

£275,000

A CHARMING THREE DOUBLE BEDROOM FAMILY HOME NESTLED WITHIN THE RENOWNED GOLDINGS DEVELOPMENT. THIS PROPERTY IS PRESENTED TO THE HIGHEST STANDARD WITH AN EN SUITE BEDROOM, A SOUTHERLY FACING GARDEN AND DRIVEWAY PARKING FOR TWO CARS.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- THREE DOUBLE BEDROOM, THREE STOREY TOWN HOUSE
- 'SUN-TRAP' SOUTHERLY FACING GARDEN
- ALLOCATED PARKING FOR TWO CARS
- REMAINDER OF NHBC WARRANTY
- POPULAR, FAMILY FRIENDLY DEVELOPMENT
- MAIN BEDROOM EN SUITE
- TUCKED AWAY CUL DE SAC LOCATION
- IMMACULATELY PRESENTED THROUGHOUT

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DESCRIPTION:

The Goldings is a recently developed residential area in Newquay, ideally positioned on the edge of town within easy reach of local shops, schools, and restaurants. This popular and expanding development is particularly well-suited to families, offering a selection of modern homes that blend contemporary design with the convenience of nearby amenities.

Situated just over a mile from the town centre, residents benefit from excellent access to everyday services while enjoying the quieter surroundings of a well-planned neighbourhood. The scenic Gannel Estuary is also close by, providing a peaceful natural retreat within a short walk. Nearby amenities include Morrisons and Lidl supermarkets, as well as a McDonald's restaurant, catering to both daily essentials and family-friendly dining. The location also offers superb connectivity, with direct access to the A392 providing convenient routes to Truro, St Austell, and Bodmin.

Built in 2017 and tucked away within a quiet cul-de-sac on this sought-after modern development, this immaculate three-storey home offers three double bedrooms, a south-facing rear garden, and two allocated parking spaces.

An entrance porch leads into a generously proportioned living room, offering ample space for a variety of furniture, with a front-facing window and a useful storage cupboard. An inner hallway with a cloakroom provides access to the bright kitchen/diner at the rear, which opens directly onto the garden. The kitchen is fitted with a range of modern units and includes an electric double oven, gas hob, and space for a fridge/freezer, dishwasher, and washing machine. With both a window and patio doors overlooking the rear garden, the space enjoys a bright south-facing aspect.

On the first floor, there are two well-sized double bedrooms, one positioned at the front and the other at the rear, along with a contemporary family bathroom featuring a white suite.

A further staircase leads to the top floor, where there is a useful storage cupboard and the principal bedroom, complete with a front-facing dormer window and an en-suite shower room. The en-suite is finished with a modern shower suite and benefits from a Velux window, allowing natural light to flood the space.

To the rear, the sunny south-facing garden enjoys all-day sunlight and has been thoughtfully arranged with both a decked seating area and a lawn, making it ideal for outdoor entertaining and family use. To the front of the property, there are two allocated parking spaces.

In summary, this is an immaculate family home situated within a highly regarded modern development, benefitting from the remainder of its 10-year NHBC warranty. It offers comfortable and contemporary living in a convenient location close to Newquay's town centre and amenities.

THE LEASE:

This property is held on a 999 year lease new in 2017

The ground rent is £150.00 payable to Persimmon

The Service Charge is £150.00 payable to First Port

Lounge

4.42m x 3.51m (14'6 x 11'6)

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Kitchen Diner
3.53m x 2.51m (11'7 x 8'3)

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Cloakroom
1.32m x 1.09m (4'4 x 3'7)

.

Bedroom 2
3.45m x 3.07m (11'4 x 10'1)

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Bedroom 3
3.45m x 2.57m (11'4 x 8'5)

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Bathroom
2.69m x 1.68m (8'10 x 5'6)

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Bedroom 1
4.80m x 2.46m (15'9 x 8'1)

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En Suite
3.63m x 1.52m (11'11 x 5'0)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

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

Pets are not permitted on any viewings.

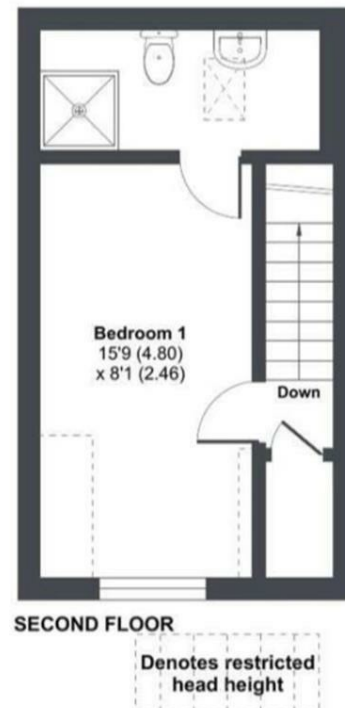
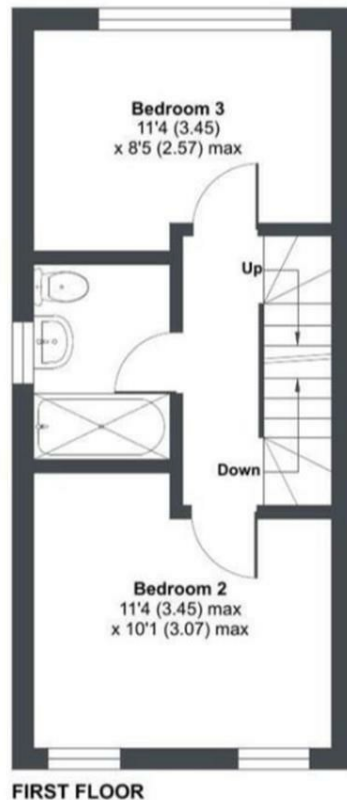
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FLOORPLAN:



Approximate Area = 838 sq ft / 77.8 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Total = 866 sq ft / 80.4 sq m
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		85	
(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			
(92-100) 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	

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.