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## 14 Stret Morgan Le Fay, Newquay TR7 1GS

**£1,250 Per month**

A BEAUTIFUL DOUBLE FRONTED THREE BEDROOM FAMILY HOME LOCATED IN THE HIGHLY SOUGHT AFTER DUCHY OF CORNWALL TREGUNNEL DEVELOPMENT CLOSE TO THE TOWN CENTRE AND FISTRAL BEACH. THE PROPERTY OFFERS A NEAT AND PRIVATE LANDSCAPED GARDEN, ALLOCATED PARKING AND A GARAGE.

**\*\*AS OUR PHONE LINES ARE EXTREMELY BUSY, TO ENQUIRE ABOUT A VIEWING PLEASE NAVIGATE TO THE EMAIL AGENT TAB ON THE LISTING AND FILL OUT THE SHORT FORM, ENSURE TO INPUT SOME INFORMATION ON YOUR CURRENT CIRCUMSTANCE AND ONE OF OUR AGENTS WILL BE IN CONTACT WITH YOU\*\***

**PROPERTY TYPE:** House

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

### FEATURES:

- STYLISH FAMILY HOME
- 3 BEDROOMS
- ALLOCATED PARKING & GARAGE
- SUPERB DUCHY DEVELOPMENT
- CLOSE TO FISTRAL BEACH
- COUNCIL TAX BAND C

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#### DESCRIPTION:

This attractive double fronted property is tucked away on the edge of the Tregunnel estate only a short walk in Newquay Towan and Fistral Brach.

**\*\*As our phone lines are extremely busy, to enquire about a viewing please navigate to the email agent tab on the listing and fill out the short form, ensure to input some information on your current circumstance and one of our agents will be in contact with you\*\***

The Duchy development of Tregunnel has quickly become one of the most desirable places to live in Newquay. It is a quaint residential development built around 2015 comprising of smart family homes. It's not difficult to see why this estate is held in such high regard.

A hallway with stairs to the first floor guides you into the lounge which is beautifully decorated and dual aspect offering an abundance of natural light with doors to the rear garden.

The kitchen diner, on the other side is also dual aspect with ample space for a family dining table. Practically, the kitchen has a generous range of white, shaker style units with an integrated washing machine, dish washer, fridge and freezer. From the kitchen, a small rear hallway with a cloakroom gives access to the rear garden.

All three bedrooms can be found on the first floor where there are two doubles and a single. The two larger bedrooms face towards the front and the smaller bedroom overlooks the garden. the main bedroom has the benefit of fitted wardrobes. Also, on the first floor you will find the modern family bathroom which has a bath with shower over and a very useful storage cupboard.

Externally, the garden at the features a private and sunny patio area and a lawned section. A few steps lead up to a sun terrace where you will see access to the rear of the garage and the allocated driveway parking for one car. The single garage has power and a very useful storage area above.

In summary, this property offers a fantastic lifestyle for any family looking for a seaside home away from the hustle and bustle yet only a few minutes walk to all the delights Newquay has to offer!

The landlord will not consider applications from those with pet(s)

EPC rating: B

Rent £1,250

Security Deposit £1,440

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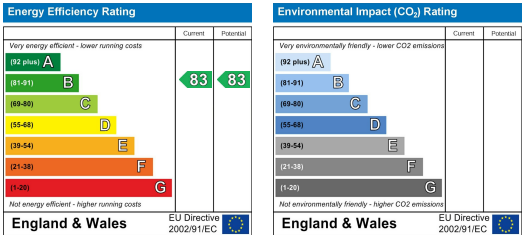
Council Tax - Band C

\*Tenants will be responsible for all bills including, gas, water, electric, broadband, council tax etc.

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FLOORPLAN:



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 firms employment has the authority to make or give any representation or warranty in respect of the property.