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**18 Leader Road, Newquay TR7 3HJ**

**£260,000**

A MUCH IMPROVED AND BEAUTIFULLY PRESENTED, SPACIOUS TWO-BEDROOM HOUSE WITH DRIVEWAY PARKING AND AN IMPRESSIVE SOUTHERLY FACING LANDSCAPED GARDEN, IDEALLY SITUATED WITHIN WALKING DISTANCE OF PRIMARY AND SECONDARY SCHOOLS.

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

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

**FEATURES:**

- BRILLIANT TWO DOUBLE BEDROOM HOUSE
- MUCH IMPROVED BY THE CURRENT OWNERS
- INCREDIBLE, BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN
- DRIVEWAY PARKING
- BRIGHT AND SPACIOUS THROUGHOUT
- WALKING DISTANCE TO PRIMARY/SECONDARY SCHOOLS
- CLOSE TO PORTH BEACH
- EPC TO FOLLOW
- PERFECT FOR FTB

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## DESCRIPTION:

Leader Road is situated within the highly sought-after village of St Columb Minor, a fantastic location for families and those seeking a convenient yet coastal lifestyle. The property is within close proximity to a good range of local amenities, including two secondary schools and a primary school just a few minutes' walk away, along with a post office and a Co-op slightly further down the road.

Nearby Porth is a popular destination for both locals and holidaymakers alike, boasting a beautiful sheltered beach protected by headlands on either side. Porth Island, accessed via a narrow footbridge, offers stunning views back towards Newquay and along the coastline towards Trevose Head. The area also benefits from a selection of cafés, a family-friendly pub right on the beach, a beach shop and a boutique clothing store. Newquay Airport is only a few miles away, while Newquay town centre is approximately a ten-minute drive, offering an excellent array of shops, restaurants and cafés.

This bright and spacious property has recently been much improved and renovated by the current owners and is presented in excellent condition inside and out. In the last couple of years, the home has had the benefit of a beautifully landscaped garden, a brand-new bathroom suite, updated décor, an extended parking area and new radiators, making this a truly turn-key home.

A neat entrance hallway with stairs rising to the first floor leads into the property. To the rear, the lounge is a cosy and inviting space featuring patio doors opening directly onto the garden. Bathed in natural light throughout the day, the room is decorated in neutral tones and features a chimney suitable for the installation of a log burner.

At the front of the property, the kitchen diner offers a good range of painted wooden units with space for an under-counter fridge, freezer, dishwasher and washing machine. There is an eye-level oven, gas hob and ample space for a family dining table. A large front-facing window gives the kitchen a welcoming, homely feel.

On the first floor are two well-proportioned double bedrooms, one positioned at the front and one at the rear. The main bedroom overlooks the garden and enjoys all-day sunshine through a large window. Also on this level is the newly fitted family bathroom, complete with a modern suite, bath with shower over and a front-facing window. The loft is accessed via a ladder, is partially boarded and fully insulated.

The property benefits from gas central heating throughout, powered by a combination boiler located in the kitchen.

Externally, the rear garden is a standout feature. Beautifully landscaped and facing southerly, it enjoys sun throughout the day and includes a generous lawned area, a large patio ideal for outdoor entertaining or simply relaxing in the sun, a charming garden pond, two sheds, and outdoor power.

To the front of the property, there is driveway parking for two vehicles, along with unrestricted on-street parking nearby.

In summary, this beautifully presented and recently renovated home would be ideal for first-time buyers or smaller families. The desirable location, bright and well-maintained accommodation, generous driveway parking and stunning southerly-facing garden all combine to make this a highly attractive opportunity.

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#### Kitchen Diner

4.37m x 2.57m (14'4 x 8'5)

#### Lounge

4.37m x 3.12m (14'4 x 10'3)

#### Bedroom 1

4.39m x 3.23m (14'5 x 10'7)

#### Bedroom 2

3.53m x 2.29m (11'7 x 7'6)

#### Bathroom

1.93m x 1.65m (6'4 x 5'5)

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**FLOORPLAN:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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		

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