

17 Figgy Road, Quintrell Downs, Cornwall, TR8 4WB



WEST FACING GARDEN | REAR ASPECT LOUNGE | Well-presented 3 bedroom detached family home with master en-suite, sunny rear aspect lounge, garage and parking on popular residential estate at Quintrell Downs.

- Modern 3 bedroom family home
- Popular residential estate in village location
- Master en-suite
- Garage and driveway parking
- Westerly facing lawned rear garden
- Extension potential over garage
- Rear aspect lounge opening into sunny garden
- Double glazing and air source central heating throughout
- Village location

Reduced To £310,000 Freehold

Located on a quiet residential road of well-maintained houses, this delightful 3 bedroom family home is presented in excellent condition both internally and externally. Close to village amenities, as well as the popular Duchy of Cornwall Nansledan development with independent shops, cafes and bar as well as a well-appointed new Primary School. Newquay town centre and town beaches are also just a short drive away.

The property is approached via the driveway with access to the single attached garage and driveway parking for one vehicle. The hallway entrance leads to all ground floor rooms, with the kitchen/breakfast room to the front of the property along with the ground floor WC and the rear aspect lounge/diner opening onto the rear garden. On the first floor are 3 bedrooms, with an en-suite master bedroom as well as a family bathroom.

To the rear of the property is a Westerly facing enclosed lawned garden, enjoying all of the afternoon and evening sun.

TENURE
Freehold

SERVICES


Mains electricity, water and drainage

COUNCIL TAX

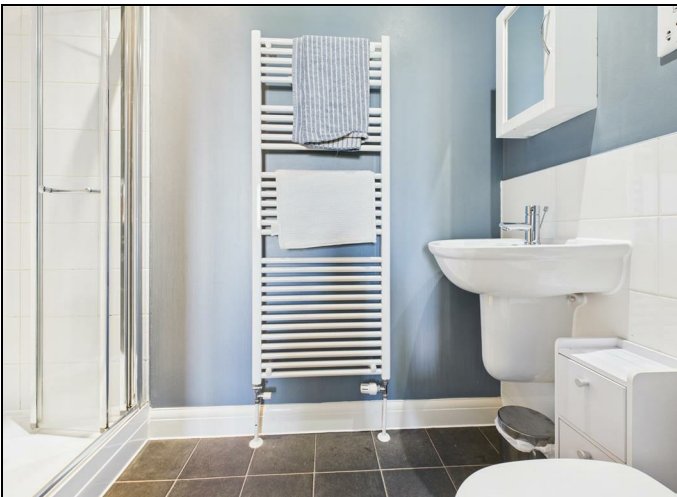
Band C

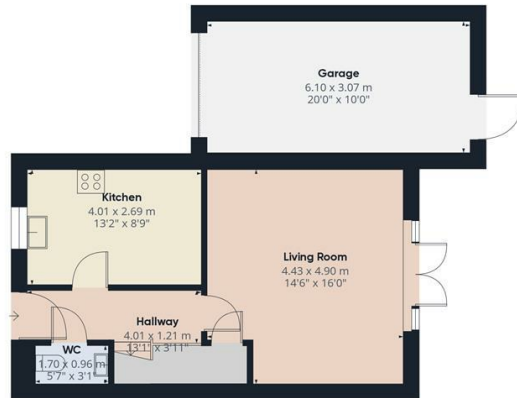
BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1800 Mbs
Mobile coverage: Limited
(Source: OFCOM)

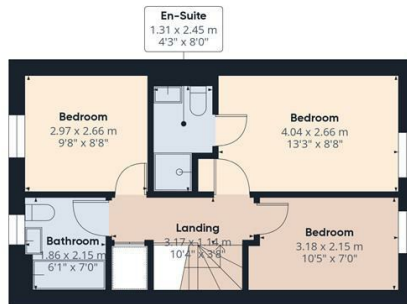
| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |







Floor 0



Floor 1



Approximate total area[®]
95.96 m²
1032.9 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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