Start & co
THE NEWQUAY ESTATE AGENT
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20 Hilgrove Mews, Newquay, TR7 2FW

IMMACULATE 'LIKE NEW CONDITION' THROUGHOUT
Stunning generous 2 bedroom ECO home located in a very popular mews style development just 5 minutes walk from Tolcarne Beach and a 10 minute walk to Newquay Town Centre.

- Stunning low energy fully integrated Smart/Eco Home - EPC A
- Mechanical ventilation system with heat recovery for clean airflow
- Centrally controlled LED lighting system throughout
- Air Source heat pump for heating and hot water
- Offered with no onward chain
- Multi award winning developer
- Integrated Solar PV roofing system
- Rear courtyard outdoor area
- Argon filled triple glazing throughout
- 2 large first floor double bedrooms with vaulted ceilings

Price £345,000 Freehold

Located in the highly sought after Hilgrove Mews development, and built by MULTI AWARD WINNING developer Verto Homes, this Smart Home is powered without burning fossil fuels, instead producing clean energy from the sun via powerful photovoltaic panels on the roof, combined with an Air Source Heat Pump. Additionally, a Mechanical Ventilation with Heat Recovery unit is cleverly integrated into the home providing preheated, fresh air. Add in Triple Glazed Windows and Fully Insulated Floors/Walls (with zero noise pollution from neighbouring properties), it's an incredibly efficient system with the property having an EPC rating over 100, leading to LOWER ENERGY BILLS.

The Zonal Underfloor Heating (on both floors) and Energy Saving LED Lighting are controlled by an app, so you only heat the rooms you need, and don't need to worry about leaving the lights on!

Entering through the covered front door with privacy screen, the property opens into an entrance hall with stairs to the first floor, and door through to the lounge. The front aspect lounge with large picture window gives access to the downstairs WC and utility room. This leads to a spacious open plan kitchen/diner with a modern white gloss kitchen providing top quality NEFF appliances. Beautiful engineered oak flooring is throughout the ground floor, adding to the light and spacious feel.

To the first floor are 2 generous vaulted double bedrooms. The front bedroom has a designated wardrobe/dressing area and is awash with light thanks to the large front aspect glazed windows. The rear bedroom is a comfortable double with ample room for wardrobes, and a large storage area under the eaves houses the heat recovery unit with lots of room to spare. The bathroom is floor to ceiling tiled with hidden cistern WC, basin and bath with a mains fed shower over. There is also handy shelving for storage.

To the rear the property has a paved courtyard garden with a raised bed area which enjoys the latter afternoon and evening sun. There is also an outside tap and power point with side gated access. To the front the property has driveway parking for a single vehicle with a further grassed area which others on the development have utilised as a second parking space.

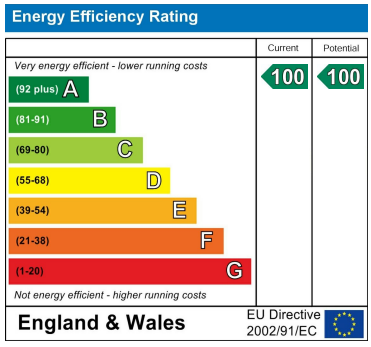
Hilgrove Mews has become a very popular residential development due to its proximity to stunning beaches, the Chester Road shopping complex and Newquay Town Centre. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. As a result, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

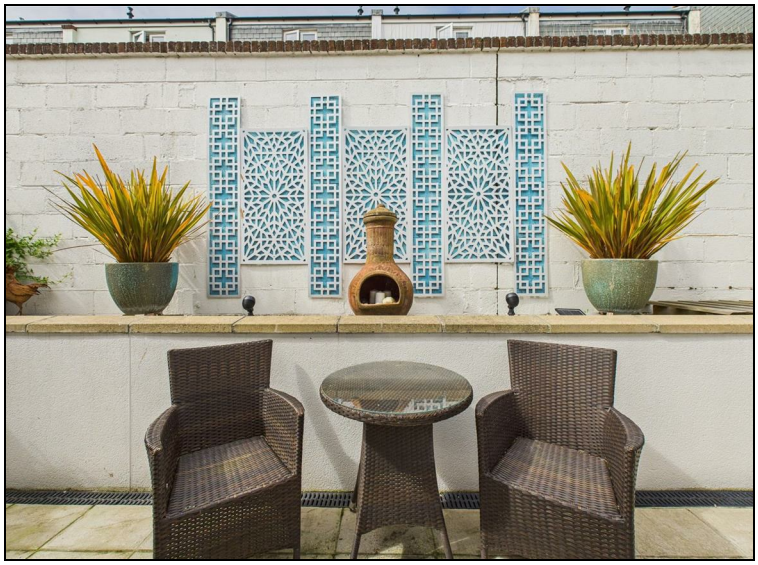
TENURE
Freehold. There is a small estate charge of £221.40 per annum (2025) for the communal areas.

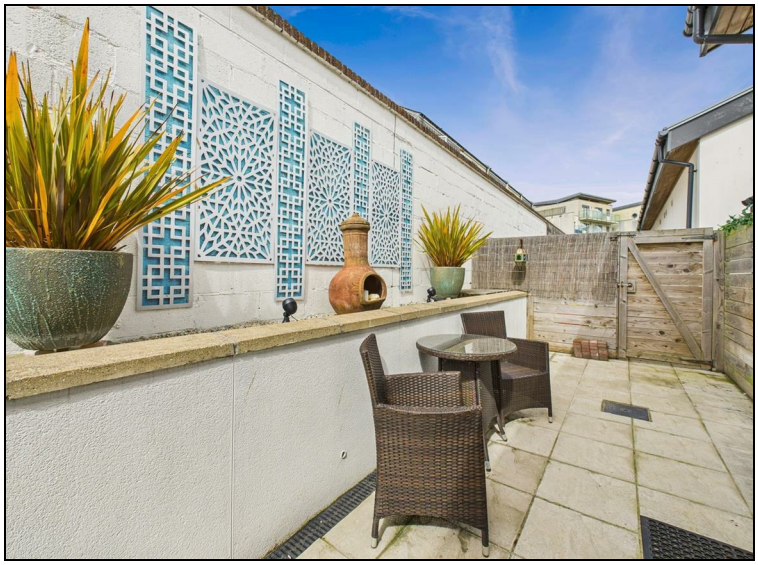
SERVICES
Mains water and electric

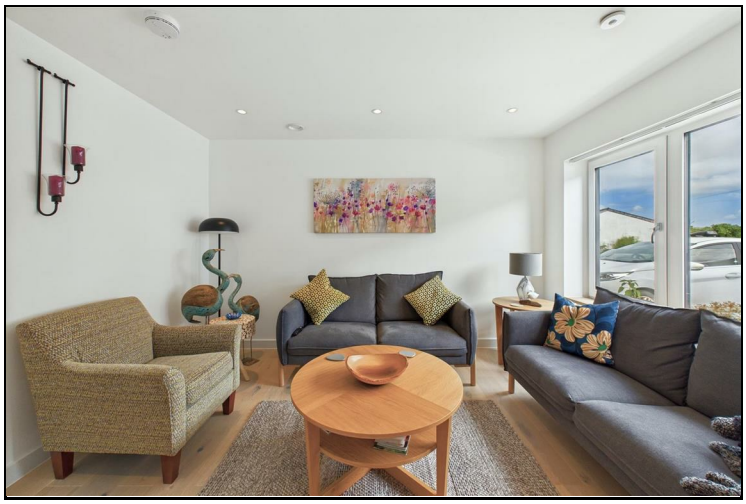
COUNCIL TAX
Band B

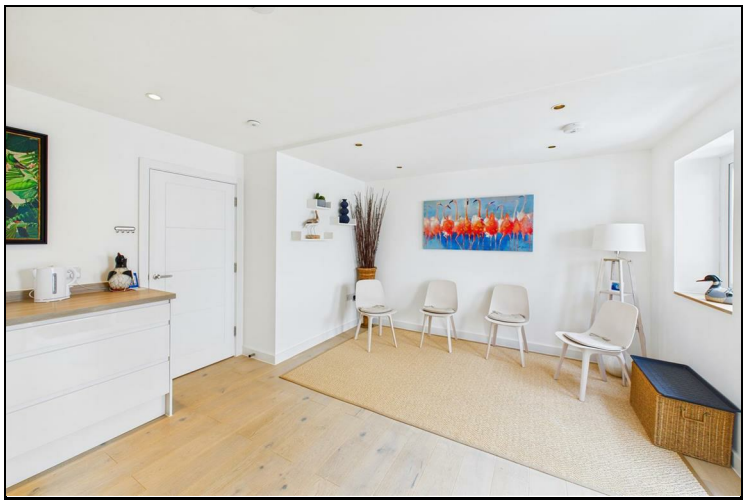
BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: Superfast - up to 80Mbs
Mobile coverage: Likely
(Source: OFCOM

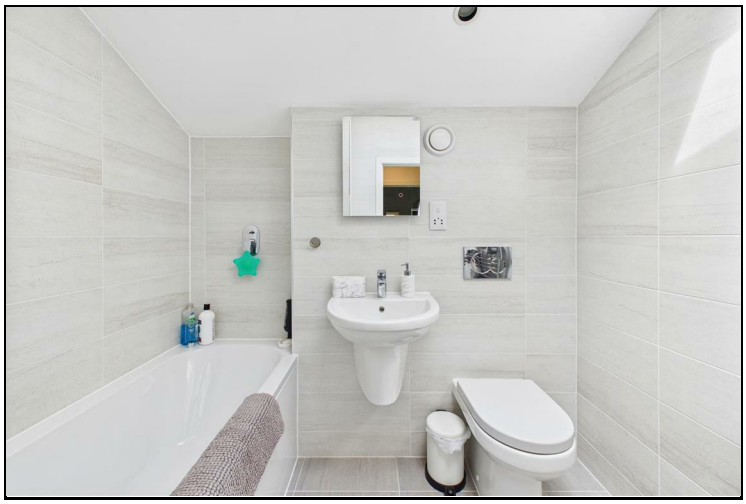




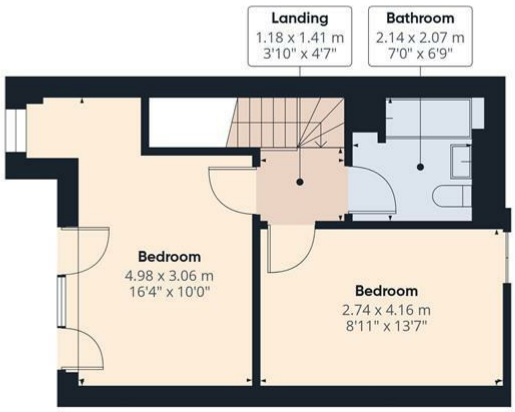








Floor 0



Floor 1

Approximate total area(1)

78 m²

839 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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