

## 4 Stret Constantine, Newquay, TR7 1GH



**MODERN 3 BEDROOM HOUSE ON THIS POPULAR AND CONVENIENT DUCHY ESTATE WITH A WEST FACING LANDSCAPED TIERED GARDEN, PARKING AND A GARAGE AVAILABLE NOW WITH NO CHAIN**

- 3 First Floor Bedrooms
- 754 sqft
- Gas central heating and double glazing
- Good condition throughout
- Landscaped 3 tier sunny garden with HC shower
- Private parking and a SINGLE GARAGE
- Popular estate close to town
- VACANT POSSESSION NO CHAIN
- Kitchen/Diner opening onto rear resin terrace
- Downstairs WC

**Price £335,000 Freehold**



This lovely example of a 3 bedroom bay fronted Duchy home is well located on the Tregunnel estate with front road parking along with a rear parking space and private garage. The rear garden faces due West and gets a lovely helping of the afternoon and evening sun on the three-tiered terraced areas. A hot and cold surf shower in the rear garden is perfect for sandy toes and wetsuits outside!

The house itself has been recently vacated and is offered with no chain in good condition throughout. The ground floor accommodation includes a hall, wc, fronting lounge and a rear aspect kitchen/diner opening up onto the upper level rear resin bound terrace. Upstairs, there are 3 bedrooms (2 double, 1 single) and a family bathroom.

Stret Constantine is located to the South of the town with Fistral Beach, the River Gannel and the Town itself all easily accessible on foot from a path leading out of the estate.

**TENURE**  
Freehold

**SERVICES**  
All mains

**COUNCIL TAX**  
Band C

**ESTATE MANAGEMENT CHARGE**  
Annual estate management charge for 2024-25 £203.40

**ENERGY PERFORMANCE CERTIFICATE**  
Awaited







