

## 58 Churchfields Road, Cubert, Cornwall, TR8 5JN



**NO ONWARD CHAIN | POPULAR VILLAGE LOCATION | 4 bedroom extended dormer bungalow in the very popular village of Cubert with a large reception kitchen/diner, designated home office, garage and parking.**

- Semi detached 4 bedroom dormer bungalow
- Short walk from the village amenities and primary schools
- Solar assisted air source central heating
- Detached garage in rear block with parking
- Large Kitchen diner with dedicated home office
- Highly desirable residential location a short distance from Holywell Bay

**Price £400,000 Freehold**

Churchfields is a very popular development located in the very heart of Cubert. Cubert offers a range of local conveniences including a small shop, local bakery and very popular primary school with the lovely beaches of Crantock and Holywell Bay just a short distance away. Cubert is very popular for its proximity and short drive to both Newquay and Truro but offers the quieter life, with the small village being surrounded by stunning countryside and having the North Cornish Coast a mile walk down the road.

Located at the end of this quiet cul-de-sac, 58 Churchfields is located on the quieter side of the estate and has the benefit from a rear access gate providing direct access to the heart of the village. From the front the property enters into the kitchen diner which provides ample cupboard space, large table and feels like the real family hub of the home. From here is access to one of the bedrooms, home office and family bathroom. Toward the rear is a large utility room with further cupboard space, Belfast sink and access to the rear including the garage and parking.

The bungalow has been extended and offers a large downstairs master bedroom equipped with a shower en-suite and built in wardrobe as well as a dedicated lounge to the ground floor with a staircase ascending to 2 double bedrooms and a further home office on the first floor.

Outside the garden has a full enclosed West facing front garden enjoying most of the days sun and is mainly private thanks to the well established boarders and trees towards the far end of the boundary. To the rear is a greenhouse and further small garden pathway leading to the garage and the parking space which is located in front of the garage.

## SERVICES

Mains Water & mains Electric. The heating and water system is powered by an Activair high temp 9kw air source heat pump installed in 2024 with programmable thermostat. This is assisted by 9PV solar panels with 3.96Kw capacity and is in the process of being connected to the grid for the benefit of a feed in tariff.

## TENURE

Freehold

## COUNCIL TAX

Band E

## MOBILE & BROADBAND COVERAGE

Standard: up to 18 Mbps

Mobile Signal: Limited





