



## 20 Stret Lowarth, Lane, Newquay, Cornwall, TR8 4GF

A WELL-PRESENTED END OF TERRACE HOME ON A POPULAR RESIDENTIAL ESTATE. BOASTING TWO DOUBLE BEDROOMS, OPEN PLAN LIVING, OFF STREET PARKING AND SUNNY GARDEN MAKING THIS A FANTASTIC INVESTMENT OR START HOME.

£210,000  
Freehold

our ref: CNN10113

## KEY FEATURES



2

- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING



1

- OPEN PLAN KITCHEN/DINER/LOUNGE



1

- NEW IN 2017
- REMAINDER OF NHBC
- MAINS GAS
- FREEHOLD
- DOWNSTAIRS W/C
- END OF TERRACE
- FITTED BREAKFAST BAR

Energy rating (EPC) **B**

Council tax band: **B**

## SUMMARY

Situated on the fringes of Newquay town on a popular residential family estate, The Goldings is a collection of family homes located close to Newquay and is ideal for transport links in and out of the town. Boasting three on site parks this has become an increasingly more desirable place to live for local families and first-time buyers.

The accommodation comprises of an entrance hall leading to the first floor and the open plan lounge, kitchen diner. The kitchen has a good run of under counter and over counter units, stainless steel sink, space for white goods and mains gas combination boiler.

The kitchen also has a breakfast bar, useful for a designated eating area and dividing the kitchen from the lounge. The lounge itself leads on to the enclosed garden beyond which is made up of a small patio and useful upper decking seating area, finished with astro turfed lawn for all year-round use.



Back inside and off from the open plan living room is a downstairs w/c again finished to a good standard.

To the first floor there are two double bedrooms, both of which are a good size with the main bedroom featuring inbuilt storage and chest of drawers. The second bedroom, again a double, is currently used as a playroom but has space for a range of bedroom furniture.

The main family bathroom has a modern finish and comprises of a bath with shower over and white bathroom suit. Externally there is an allocated space to the front of the property and visitor parking can be found around the site.

This property Boasts the remainder of the NHBC being new in 2017 and is low maintenance and easy living in a good location appealing to a large range of buyers.

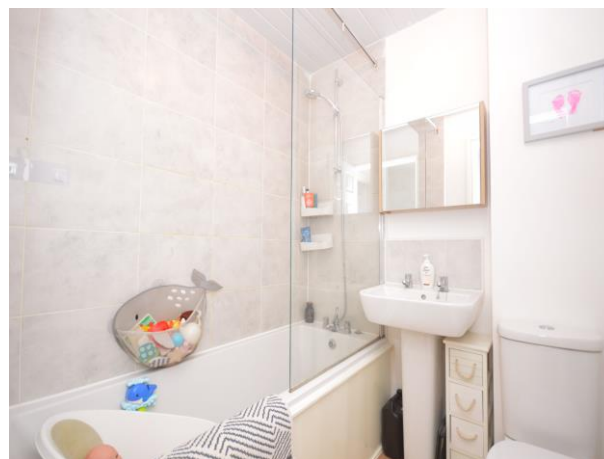
AGENTS NOTE: Please be aware there is a yearly maintenance fee £150 pa. Managements Company is FirstPort.

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## ADDITIONAL INFO

Utilities: All Mains Services Broadband: Available. For Type and Speed please refer to Openreach website  
Mobile phone: Good. For best network coverage please refer to Ofcom checker  
Parking: Allocated Space Heating and hot water: Combi Boiler, Mains Gas for both  
Accessibility: Level Access Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Porch

## Lounge/Kitchen/Diner

22' 2" x 12' 2" (6.75m x 3.71m)

## WC

4' 9" x 2' 7" (1.45m x 0.79m)

## Bedroom 1

12' 2" x 7' 10" (3.71m x 2.39m)

## Bedroom 2

12' 2" x 7' 10" (3.71m x 2.39m)

## Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

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