



NEWQUAY
PROPERTY
CENTRE



15 Churchfields Road, Cubert, Newquay, Cornwall, TR8 5JN

A LOVELY TWO DOUBLE BEDROOM HOUSE IN CUBERT WITH EXTENDED KITCHEN, SOUTH FACING SUNTRAP GARDENS, GARAGE AND WORKSHOP AND FAR REACHING VIEWS OVER PENHALE DUNES ALL THE WAY TO ST AGNES HEAD. NO ONWARD CHAIN.

£245,000
Freehold

our ref: CNN10014

KEY FEATURES



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- 2 DOUBLE BEDROOM END TERRACE HOUSE
- EXTENDED KITCHEN/UTILITY
- VACANT NO ONWARD CHAIN
- SOUTH FACING REAR GARDENS
- FAR REACHING VIEWS OVER DUNES
- GARAGE AT REAR IN BLOCK
- TIMBER WORKSHOP WITH POWER
- CLEAN & TIDY, BUT READY TO MAKE YOUR MARK
- STAMP DUTY FREE FOR FIRST TIME BUYERS
- POPULAR VILLAGE LOCATION



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Energy rating (EPC) TBC

Council tax band: **B**

SUMMARY

Nestled within the idyllic coastal village of Cubert, 15 Churchfields stands as an inviting residence in one of Newquay's most sought-after locales. Cubert, renowned for its traditional English charm and tight-knit community, offers a delightful array of daily conveniences, including a quaint church, a welcoming pub, a classic fish & chips shop, a village store, and a highly regarded primary school. Situated approximately 4 miles away from the bustling town of Newquay, and in close proximity to the stunning Holywell Bay with its expansive golden sands and dunes, the location of Churchfields is truly exceptional.

Churchfields is a popular residential development within Cubert, predominantly comprising two and three-bedroom houses. Number 15, positioned at the onset of the development on the favoured view-facing side, is an end terrace house that has been thoughtfully enhanced with a small rear extension, expanding the kitchen and utility area for added comfort.



Upon entering the property, a small hallway leads into the living room, featuring stairs to the first floor and a handy storage cupboard. The kitchen boasts a fitted range of clean white units, providing ample space for white goods, and the extended utility area offers convenient access to the rear garden. The first floor accommodates two generously sized double bedrooms, with the rear bedroom offering breathtaking, far-reaching views over Penhale Dunes, complemented by distant sea views. The bathroom has been fully upgraded to feature a modern wet room-style shower suite.

Throughout the home, the comfort of UPVC double glazing and night storage heating is assured. While the property has received fresh touches and updates in preparation for sale, it presents an excellent opportunity for further decorative updating to suit personal preferences.

The low-maintenance rear garden, paved for easy care, not only provides stunning views but also enjoys ample sunshine. A timber workshop with power stands at the bottom of the garden, offering additional space for hobbies or storage. The property further benefits from a garage in the nearby blocks, accessible through a side gated that leads to the rear.

Offered with vacant possession and no onward chain, 15 Churchfields is an ideal prospect for first-time buyers, investors seeking a buy-to-let opportunity, or those in search of a charming small family home. Don't miss the chance to make this residence your own and be part of the thriving community in this picturesque coastal village.

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ADDITIONAL INFO

Utilities: Mains Water, Drainage & Electric. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Garage and on street

Heating and hot water: Night Storage Heating, Electric Immersion

Accessibility: Level to Front

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Porch

Measurements to Follow

Lounge

Measurements to follow

Kitchen

Measurements to Follow

Utility

Measurements to Follow

First Floor Landing

Wet Room

Measurements to Follow

Bedroom 1

Measurements to Follow

Bedroom 2

Measurements to Follow

Garage in Block

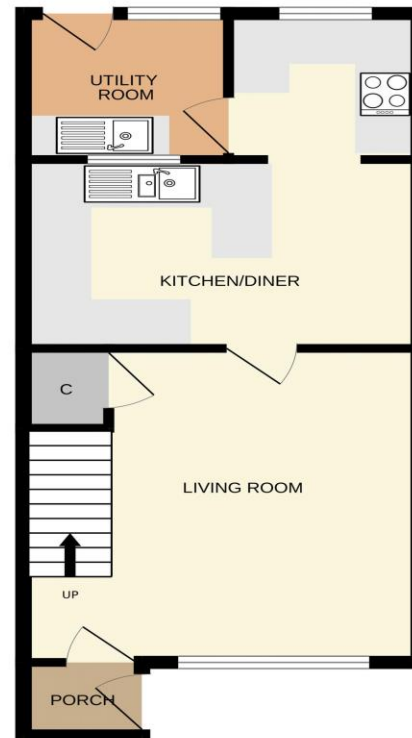
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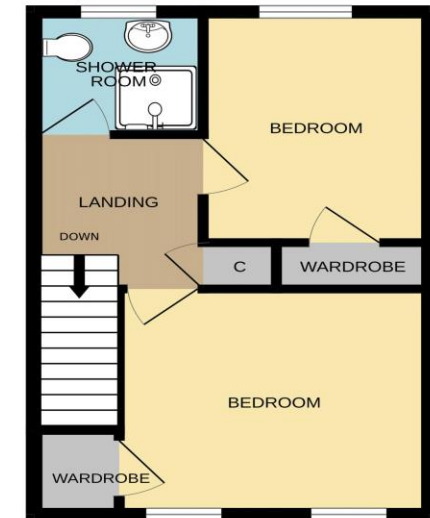
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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