

NEWQUAY PROPERTY CENTRE



A STUNNING THREE BEDROM HOME WITH PARKING AND SOUTH FACING GARDEN!
FLEXIBLE LIVING ACCOMODATION THROUGHOUT. STUNNING OPEN PLAN LIVING, DINING,
KITCHEN AREA. WALKING DISTANCE TO TOWN AND SCHOOLS.



12 Penmerrin Court, Newquay, TR7 2JA

£279,950
Freehold

our ref: CNN9525

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 3
- Reception rooms: 3
- Bathrooms: 2
- EPC: E
- Council tax band: B
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- THREE BEDROOM HOME
- TOWNHOUSE DESIGN
- FLEXIBLE & DIVERSE LAYOUT
- STUNNING OPEN PLAN KITCHEN/LIVING/DINING
- DOWNSTAIRS BEDROOM & ENSUITE
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- FANTASTIC CENTRAL NEWQUAY LOCATION
- WALKING DISTANCE TO SCHOOLS



OWNERSAYS...

“This has been a great home to raise our family in and such a great location so close to the schools and town! The neighbours here are just fantastic!”



CONSIDER THIS...

WHAT WE LOVE: We just love this home! It is super flexible throughout and would easily appeal to say many buyers! Families or couples!

MOREDETAIL...

SUMMARY: As you enter the property through the front door, you'll find yourself in a welcoming entrance hallway that leads up to the first floor and down to the ground floor.

The hallway features a modern decor and provides access to a downstairs storage, utility room, snug, bedroom, ensuite and work from home space/extra reception.

Either making it a great work from home space but could equally be used as a play/sunroom with bifold doors leading on to the low maintenance gardens. On the ground floor, you'll find a spacious and comfortable bedroom with an ensuite bathroom, perfect for hosting guests or providing a separate space for family members.

The ground floor also features a sleek and modern design that adds to the overall style of the home.

The utility room is very useful and has a fitted sink and drainer unit. There is appliance space for a large American size fridge freezer and plumbing downstairs for a washing machine. As you ascend to the first floor, you'll be greeted by a stunning open-plan living, dining, and kitchen area.

The space boasts large, dual-aspect windows that allow plenty of natural light to flood the room, creating a bright and airy atmosphere.

The kitchen area features a large kitchen island, providing ample workspace and dining space. The kitchen has an integrated fridge and freezer along with a freestanding electric oven with extractor hood over, there is a cleverly designed sunken sink unit into the bay window area also.

The living and dining area is perfect for relaxing and entertaining, with enough space to accommodate family and friends.

Moving up to the second floor, you'll find two spacious double bedrooms, each with plenty of room for storage and furniture.

The bedrooms have a light and airy feel with stunning views over Newquay and the countryside to the back.

The second floor also features a newly refitted shower room, providing a stylish and modern touch to the home which includes a double shower unit, vanity sink with storage under and a low level W/C.

Externally to the front is where there is parking for at least one vehicle with on road parking also available within the development. To the rear is a fully enclosed, sunny, south facing and low maintenance garden. Laid to artificial lawn with access to an incredibly useful timber storage shed which has power and lighting, great for storage and the current sellers use this for housing their tumble dryer.

Overall, this three-bedroom terraced home is a perfect blend of modern style and comfort, offering plenty of space and flexibility for modern family living whilst being close to everything that Newquay has to offer!



THELOCATION...

LOCATION: Penmerrin Court is a residential cul de sac located in the seaside town of Newquay, situated in the county of Cornwall, in the southwest of England.

The complex comprises of several town house style buildings perfect for first time buyers and families. The complex is conveniently located within easy reach of Newquay's bustling town centre, with its wide range of shops, restaurants, as well as the local schools, Trenance Learning Academy and Newquay Junior Academy.

The stunning beaches of Fistral and Watgate Bay are also just a short drive away, offering residents the perfect opportunity to enjoy a day of sun, sand, and surf.

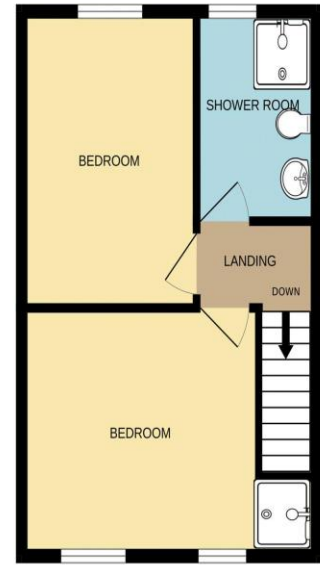
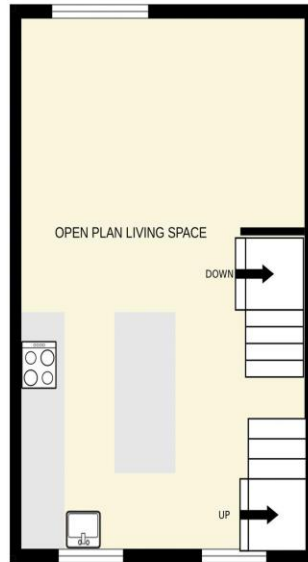


THE FLOORPLAN...

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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THE DIMENSIONS...

Entrance Hall
9' 6" x 2' 10" (2.89m x 0.86m)

Utility room
12' 11" x 5' 10" (3.93m x 1.78m)

Snug
8' 7" x 8' 4" (2.61m x 2.54m)

Study/Playroom
11' 1" x 6' 11" (3.38m x 2.11m)

Bedroom
13' 6" x 8' 6" (4.11m x 2.59m) MAX

En-suite
5' 2" x 4' 0" (1.57m x 1.22m)

First Floor

Kitchen/Living/Dining
22' 1" x 15' 1" (6.73m x 4.59m)

Second Floor

Bedroom One
11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom Two
11' 9" x 8' 10" (3.58m x 2.69m)

Shower Room
8' 2" x 5' 1" (2.49m x 1.55m)

Timber Shed

MORE INFO...

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web: www.newquaypropertycentre.co.uk

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