

24 Farfield Place Pentire Avenue, Newquay, Cornwall TR7 1NY



Spacious 2 bedroom house at Pentire with a south facing garden, 2 double bedrooms, a fronting lounge with an open fire and a covered car port with additional parking

- Modern 2 bedroom freehold house
- Double glazing
- Lounge with open fire plus kitchen/diner
- Large car port plus driveway parking
- South facing level garden
- Great 'Pentire' value for money
- Gas central heating
- Short walk to Fistral beach

Price £219,950 Freehold

Wide covered car port with additional front parking and a paved path leading to the uPVC double glazed front door.

LOWER GROUND FLOOR HALL

Radiator. Understairs storage cupboard. Staircase to:

FIRST FLOOR LANDING

Doors to lounge and kitchen. Further staircase leading to the second floor accommodation.

LOUNGE

17'4 x 11'9 (5.28m x 3.58m)

Full width, full height uPVC double glazed front aspect window. Exposed varnished wooden floorboards. Cornish Stone and slate fireplace with open fire. Radiator.

KITCHEN

11'9 x 11'6 (3.58m x 3.51m)

Rear aspect uPVC double glazed window and door leading onto the south facing rear garden. Exposed varnished wooden floorboards. Range of white high gloss kitchen units with long brushed stainless steel bar handles under a woodblock effect laminate worktop incorporating a single drainer stainless steel sink unit and four plate ceramic hob. Fitted single electric oven. Mosaic worktop stone tiled surround. Recess for fridge/freezer. Built in four door larder cupboard housing gas fired combination boiler. Radiator. Recess with plumbing for washing machine.

SECOND FLOOR LANDING

Ceiling skylight. Doors to the two bedrooms and the bathroom.

BEDROOM NO.1

11'10 x 11'9 (3.61m x 3.58m)

Measurement including corner double door fitted wardrobe. Radiator. Rear aspect uPVC double glazed window.

BEDROOM NO.2

11'10 x 11'10 (3.61m x 3.61m)

Measurement including double door fitted wardrobe. Front aspect uPVC double glazed window with sea glimpses. Radiator.

BATHROOM

7'11 x 5'7 (2.41m x 1.70m)

Stone effect ceramic tiled floor and wall tiles. $\frac{3}{4}$ length bath with head drenching rain shower and shower screen over. Heated towel rail. Low level WC. H&C pedestal basin with mixer tap. Ceiling skylight. Four door cupboard.

OUTSIDE FRONT

Driveway parking space for one car plus the car port.

OUTSIDE REAR

Paved steps and wall leading onto a south facing lawned garden with timber garden shed and pedestrian access onto the rear lane.

TENURE

Freehold

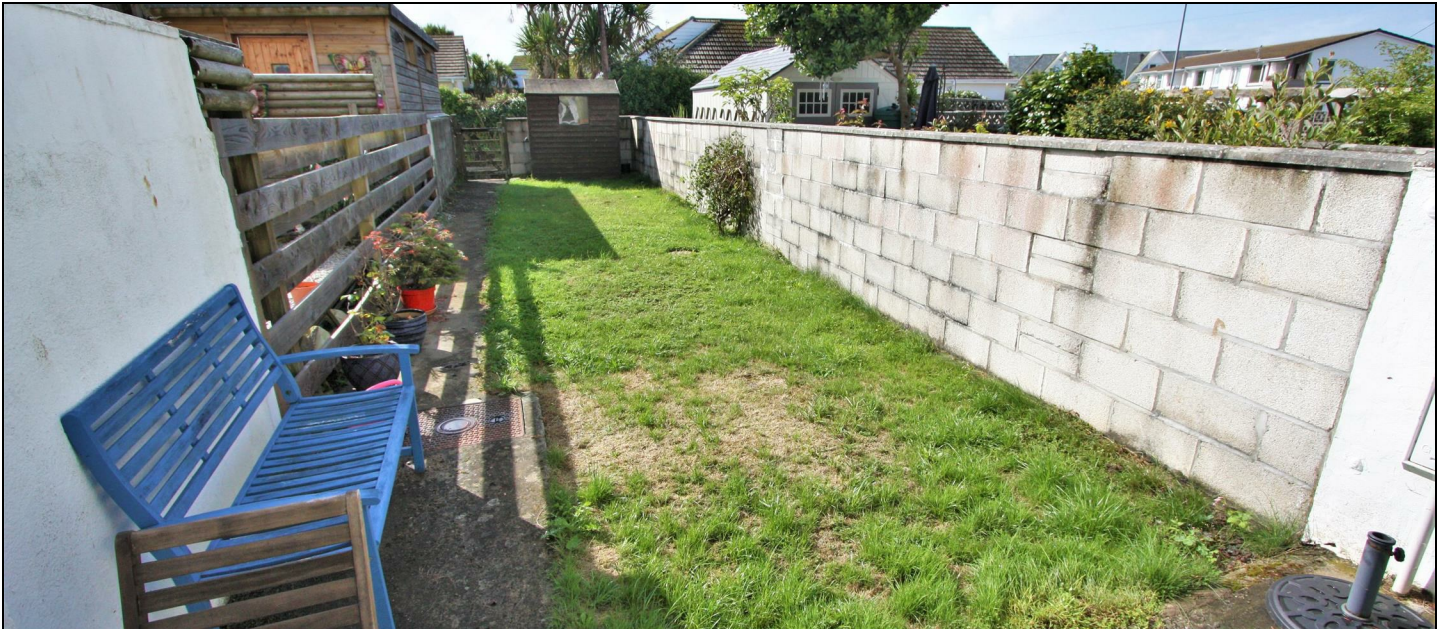
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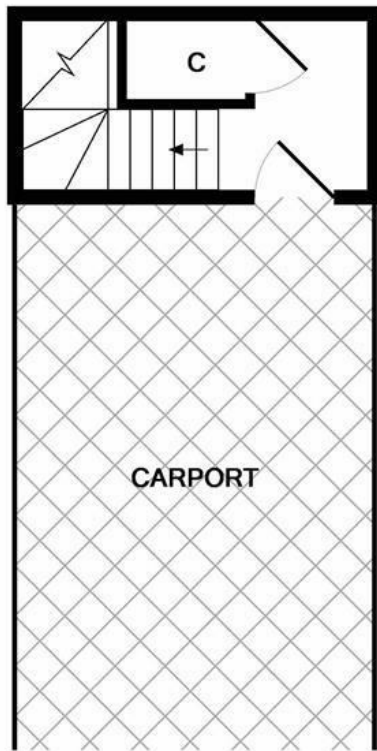
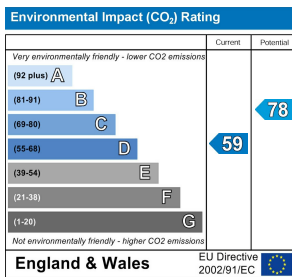
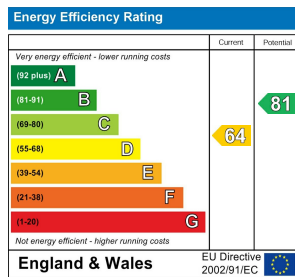
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COUNCIL TAX

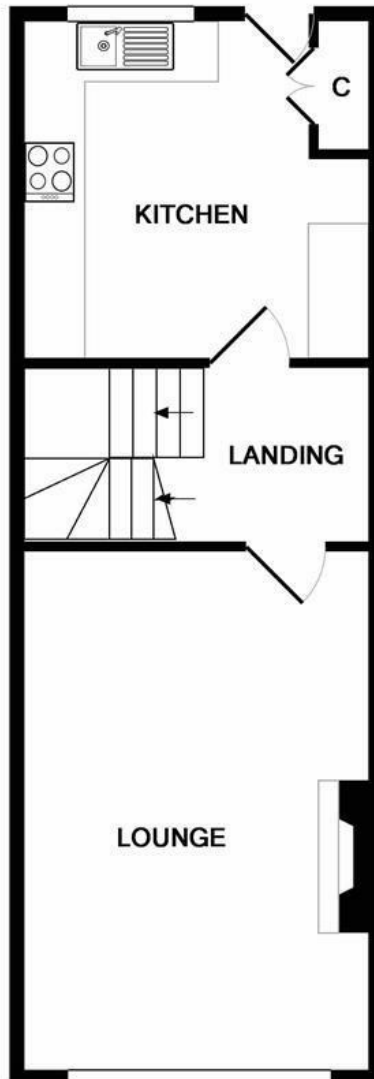
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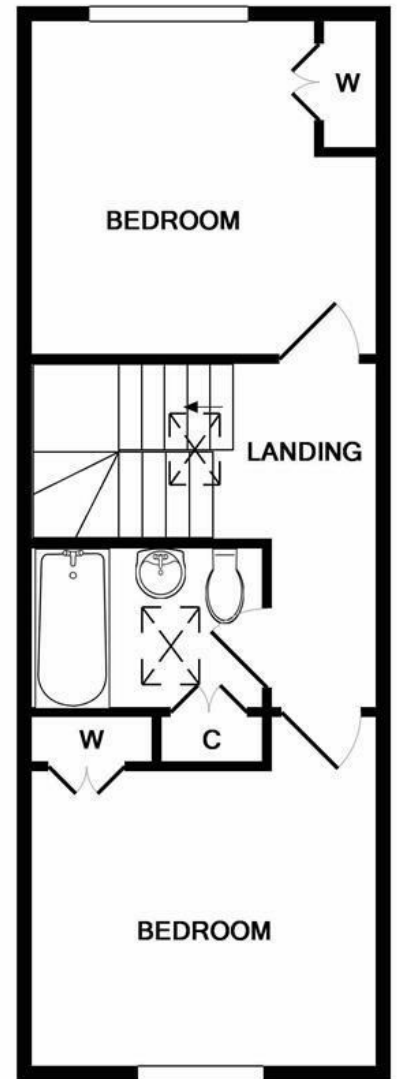




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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