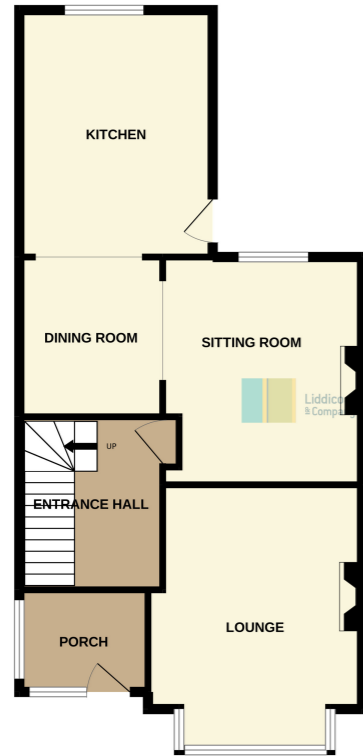
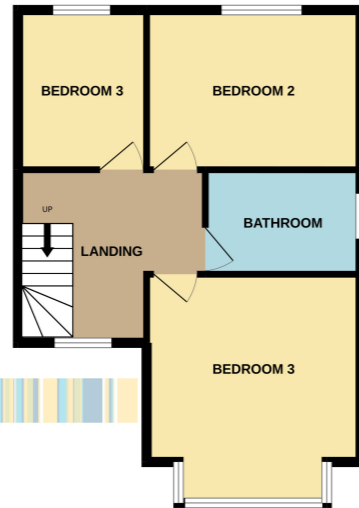


GROUND FLOOR
663 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.
While 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.
Made with Metrepro 02022



Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



119 HENVER ROAD, NEWQUAY, CORNWALL TR7 3DW

PRICE £325,000



FOR SALE AN OLDER STYLE SEMI DETACHED THREE BEDROOM FAMILY HOME ENJOYING A SIZABLE KITCHEN EXTENSION CONVENIENTLY SITUATED ON THE LEVEL AND WITHIN EASY WALKING DISTANCE OF SHOPS AND THE TOWN CENTRE. IN BRIEF THE ACCOMMODATION COMPRISES OF LARGE ENTRANCE PORCH, HALL, LOUNGE, DINING ROOM ARCHWAY THROUGH TO A SECOND RECEPTION AREA, WELL FITTED KITCHEN, LANDING, THREE BEDROOMS AND BATHROOM. OUTSIDE TO THE FRONT PLENTY OF PARKING TO THE FRONT, ENCLOSED REAR GARDEN, TWO OUTBUILDINGS AND PEDESTRIAN ACCESS TO A REAR SERVICE ROAD.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

For sale an older style semi detached three bedroom family home enjoying a sizable kitchen extension conveniently situated on the level and within easy walking distance of shops and the town centre. In brief the accommodation comprises of large entrance porch, hall, lounge, dining room archway through to a second reception area, well fitted kitchen, landing, three bedrooms and bathroom. Outside to the front plenty of parking to the front, enclosed rear garden, two outbuildings and pedestrian access to a rear service road. The property benefits from gas central heating and U.p.v.c. double glazed windows.

Room Descriptions

Entrance Porch

2.2m x 1.98m (7' 3" x 6' 6") With ceramic tiled floor, full glazed door and window to the side, double glazed perspex sloping roof, Wall light, window through to the entrance hall. part glazed door leading to:

Entrance Hall

With stairs to the first floor, under stairs recess, door leading to the lounge and to the dining room, wall light, smoke detector, small built in cupboard. RCD consumer unit.

Lounge

3.78m x 3.95m (12' 5" x 13' 0") Plus bay recess, living flame effect gas fire, set in wooden surround, wood effect laminate flooring, window to the front bay.

Dining Room

2.51m x 2.80m (8' 3" x 9' 2") With open arch to the kitchen and the sitting area.

Sitting Room

2.99m x 4.02m (9' 10" x 13' 2") Window to the rear, Open fireplace with wooden surround and extended hearth.

Kitchen

3.42m x 4.36m (11' 3" x 14' 4") U.p.v.c. full glazed door to the side, window to the rear, attractive tiled floor, roof light, an excellent range of modern units and high level cupboards, cupboard housing Baxi wall mounted gas boiler, range for range oven with double extractor above, space and plumbing for washing machine, built in dishwasher, space for fridge/ freezer, tiled splashback.

Landing

With window to the front access to the roof void.

Bedroom 1

2.83m x 2.28m (9' 3" x 7' 6") Window to the rear, good views of the headland and sea.

Bedroom 2

3.80m x 2.8m (12' 6" x 9' 2") Window to the with good views of the headland and sea.

Bathroom

1.83m x 2.72m (6' 0" x 8' 11") Fitted with a four piece suite comprising of panelled bath, low level W.C. wash hand basin, corner shower cubicle with mains shower, window to the side.

Bedroom 1

3.76m x 3.193m (12' 4" x 10' 6") Bay window to the front.

Outside

To the front of the property is a large parking area which is tarmac and to the left hand side is a shrub border and path leading to the front door. To the right hand side of the property is a side access providing access to the rear garden which is level and mainly lawn with a covered timber decked area to the rear. There is a timber and separate block built outbuilding. Leading on from the rear boundary is a pedestrian gate leading to a rear service road.