EST. 1999

CAMEL

COASTAL & COUNTRY



# 26 Parc An Rose

Cubert, Newquay, TR8 5FA

## Offers In Excess Of £295,000

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**The Property**
Set in a small development of modern houses, this three-bedroom semi-detached home offers generous proportions throughout. Currently available on a chain-free basis, the property is perfect for those looking to move up or down the housing ladder, or for buyers seeking a low-maintenance investment.

The ground floor provides spacious living accommodation, comprising an entrance hall, living room, kitchen/breakfast room and cloakroom. To the first floor are three bedrooms, a family bathroom and an en-suite shower room to the master bedroom.

However, the property's biggest surprise is the large, fully enclosed rear garden. This is mainly laid to lawn and benefits from access to the driveway, which provides double parking.
Further benefits include double glazing throughout and an eco-friendly air-source heat pump for the central heating.

Cubert provides an excellent array of facilities that for all day to day requirements, with facilities including a general store, Junior school, post office, and village hall. Holywell is with a mile of the property, here you will find a local pub and stunning golden sandy beach. The beach resorts of Perranporth and Newquay are also within 5 miles of Cubert.

**Entrance Hall**
14'7 x 3'5 (4.45m x 1.04m)

**Kitchen/Breakfast Room**
14'6 x 9'10 (4.42m x 3.00m)

**Living Room**
18'4 x 10'2 (5.59m x 3.10m)

**W.C**
7'2 x 4'9 (2.18m x 1.45m)

**Landing**

**Master Bedroom**
10'11 x 9'9 (3.33m x 2.97m)

**En-Suite**
8'4 x 3'8 (2.54m x 1.12m)

**Bedroom Two**
11'2 x 9'11 (3.40m x 3.02m)

**Bedroom Three**
8'3 x 7'5 (2.51m x 2.26m)

**Bathroom**
6'10 x 5'6 (2.08m x 1.68m)

**Parking**
There is a parking area to the rear of the property with parking for two cars.

**Gardens**
There are gardens to both the front and rear of the home. The rear are lawned, enclosed and considered to be large for a property of this age. There are gates leading to the parking area and to the front gardens. The front gardens are also lawned and subject to relevant planning, could provide additional parking.

**Directions**
Sat Nav: TR8 5FA
What3words: ///elevated.renovated.pixies

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 2012
Construction Type: Block
Heating: Air Source Heat Pump
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C
Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

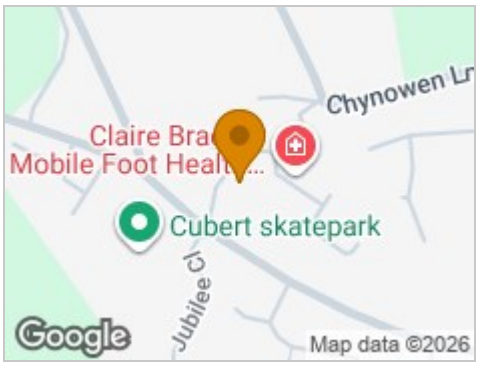








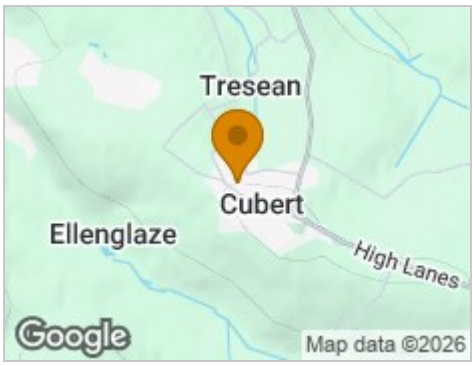
## Road Map



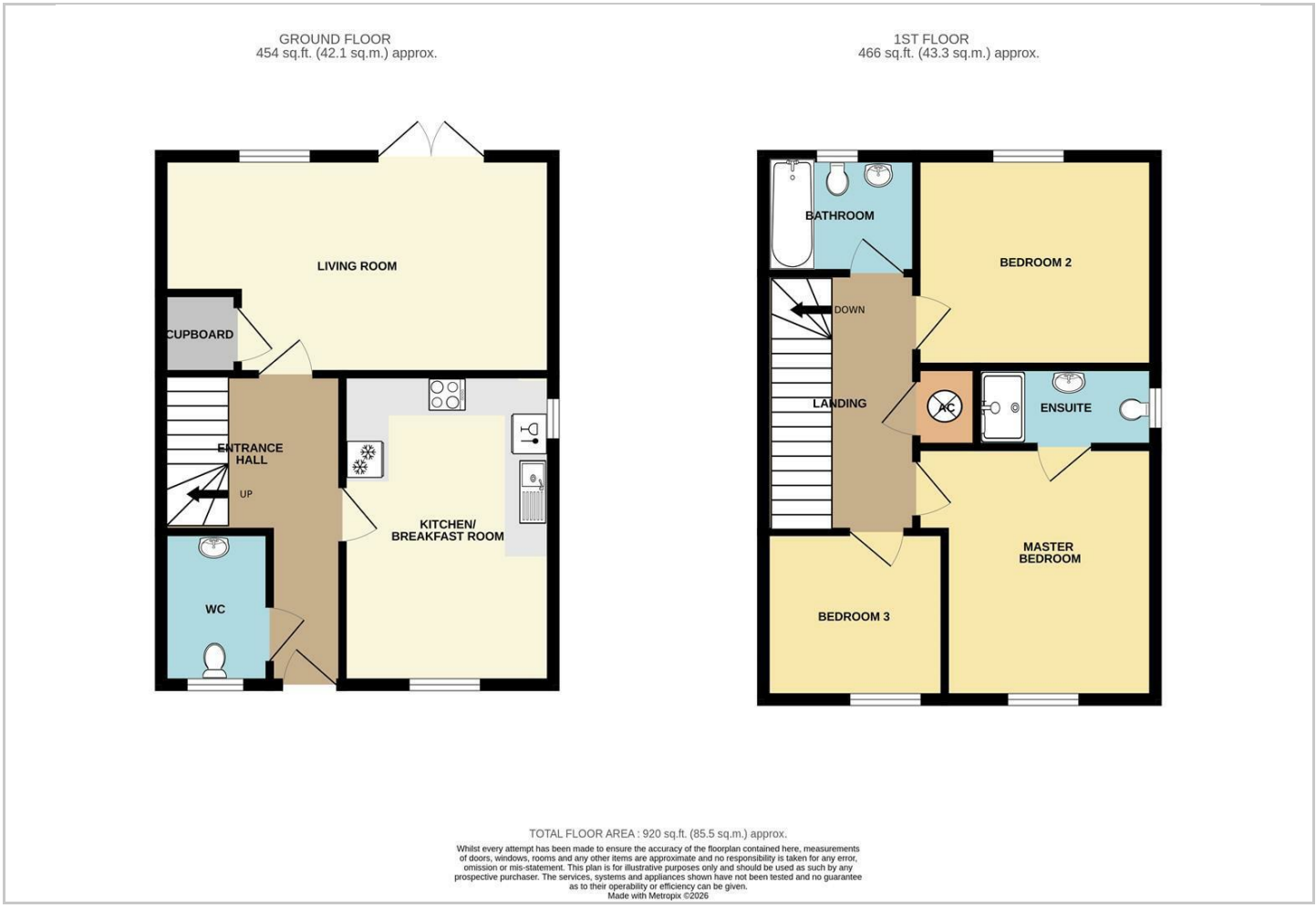

## Hybrid Map




## Terrain Map



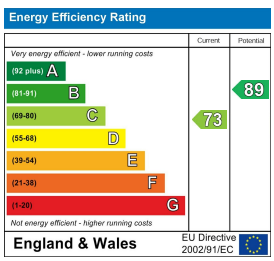

## Floor Plan




## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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