

EST. 1999

CAMEL

COASTAL & COUNTRY



27 Churchfields Road

Cubert, TR8 5JN

Guide Price £250,000



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The Property

Located in the popular village of Cubert, this well-presented two-bedroom home offers comfortable, modern living just a short drive from the coast.

The accommodation offered comprises, an entrance hall, bright living room, kitchen/diner and rear porch, as well as two well-proportioned bedrooms and a modern bathroom, with the property presented in good decorative order throughout.

Outside, the enclosed rear garden provides a private space to relax or entertain, while the property also benefits from a garage, allocated parking and pleasant views. Recently installed solar panels improve the home's energy efficiency and help reduce running costs.

Cubert is a well-served village with a shop, take-away, primary school and offers a real Cornish village feel. The beautiful beaches at Holywell Bay and Crantock are both within easy reach, while Newquay is around three miles away, offering a wider range of shops, schools, restaurants and transport links. Combining village life with excellent access to the coast, this is an ideal home for first-time buyers, downsizers or those looking for a lock-up-and-leave property.

Entrance Porch

4'3 x 4'0 (1.30m x 1.22m)

Living Room

13'11 x 13'11 (4.24m x 4.24m)

kitchen/Diner

13'11 x 8'7 (4.24m x 2.62m)

Rear Porch

6'9 x 2'10 (2.06m x 0.86m)

Landing

Bedroom One

10'8 x 10'6 (3.25m x 3.20m)

Bedroom Two

9'5 x 7'5 (2.87m x 2.26m)

Bathroom

6'0 x 5'6 (1.83m x 1.68m)

Garage

awaiting measurements (awaiting measurements)
Located en-block to the rear of the property.

Gardens

To the front you will find lawned gardens with a path up to the front door. To the rear you have enclosed gardens that are on two levels. The lower level is artificial grass with a gate to the rear and the upper section is paved, perfect for taking in the views.

Directions

Sat Nav: TR8 5JN

What3words: ///twig.brew.replayed

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction:

Construction Type: Timber Frame

Heating: Electric and Solar

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: B87

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.



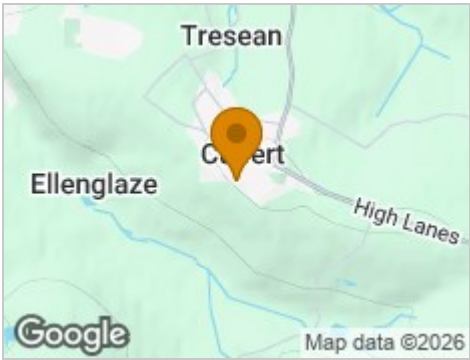
Road Map



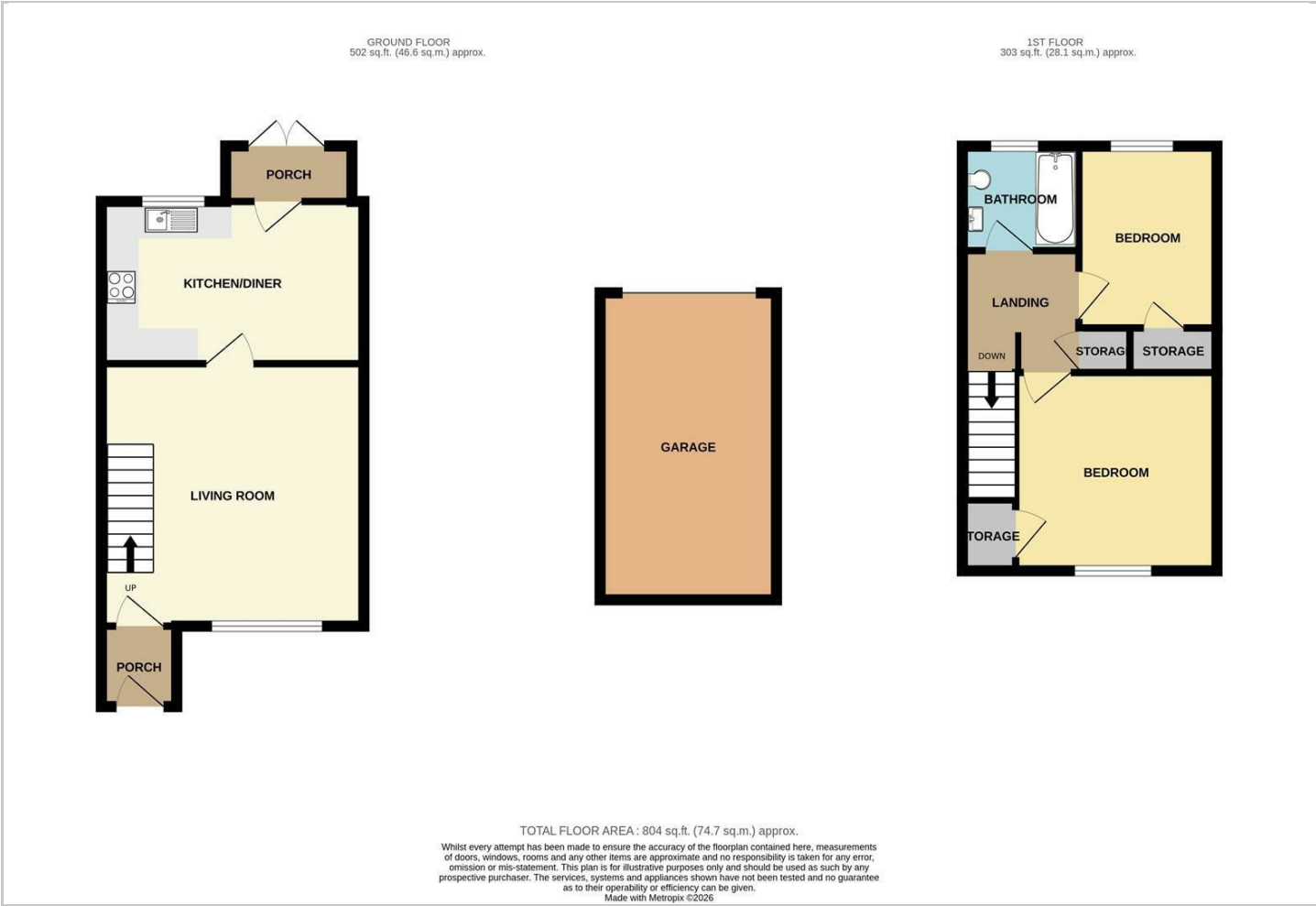
Hybrid Map



Terrain Map



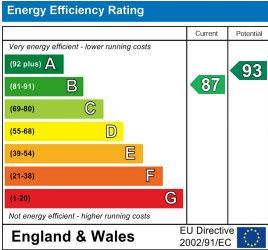
Floor Plan



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.