



**26 Stret Caradoc , Newquay, TR7 1GE**  
**Chain Free £435,000**

A CHAIN FREE, spacious three bedroom home with large, modern, well fitted kitchen/diner. Large gardens, garage, driveway parking and much more, all within a short distance of the centre of Newquay.

## The Property and Surrounding Area

NO CHAIN Situated in the popular 'Duchy Development' in Newquay, this spacious three-bedroom semi-detached home offers large gardens, a garage bigger than standard, and ample parking.

The property features complete accommodation, including a living room, a large kitchen/diner, three bedrooms, a family bathroom, and an en-suite for the master bedroom. It benefits from double glazing throughout and gas-fired central heating. The current owners have added their personal touch to the property, including beautiful wooden flooring in the hallway and staircase.

This quaint residential development, constructed around 2015, consists of a selection of stylish family homes. Its popularity becomes evident as you take a short walk or drive, finding yourself by the picturesque river at the Gannel, Pentire, in the centre of Newquay, or down on the stunning Fistral Beach.

Truly a great home, suitable for a family, a professional couple, or those seeking a holiday home on the edge of one of Cornwall's premier coastal holiday towns.

### Entrance Hall

Living Room 14'9" x 10'11" (4.50m x 3.33m)

Kitchen/Diner 18'6" x 11'4" (5.64m x 3.45m)

W.C 6'5" x 3'2" (1.96m x 0.97m)

### Landing

Master Bedroom 13'6" x 10'1" (4.11m x 3.07m)

En-Suite Shower Room 8'2" x 4'6" (2.49m x 1.37m)

Bedroom Two 10'4" x 10'0" (3.15m x 3.05m)

Bedroom Three 9'11" x 8'1" (3.02m x 2.46m)

Bathroom 7'10" x 6'4" (2.39m x 1.93m)

## Gardens

For a property of this age, the gardens are considered to be of a very good size. They are enclosed with a gate that leads to the driveway, which is situated off the sheltered, paved patio area. From here, there are steps leading to the upper section of the garden, laid to lawn and ideal for families

### Garage and Parking 19'2" x 9'8" (5.84m x 2.95m)

A larger than normal garage with up and over door. Parking to the front on the block paved driveway for 2/3 cars.

## Property Information

Age of Construction: 2015 (approx)

Construction Type: Block (Assumed)

Heating: Mains Gas

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C79 (Current) B90 (Potential)

Tenure: Freehold (Site Management Charge of £205p.a)

## Directions

Sat Nav: TR7 1GE

what3words: ///ignites.birthdays.totals

For further help with directions, please contact Camel Homes.

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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

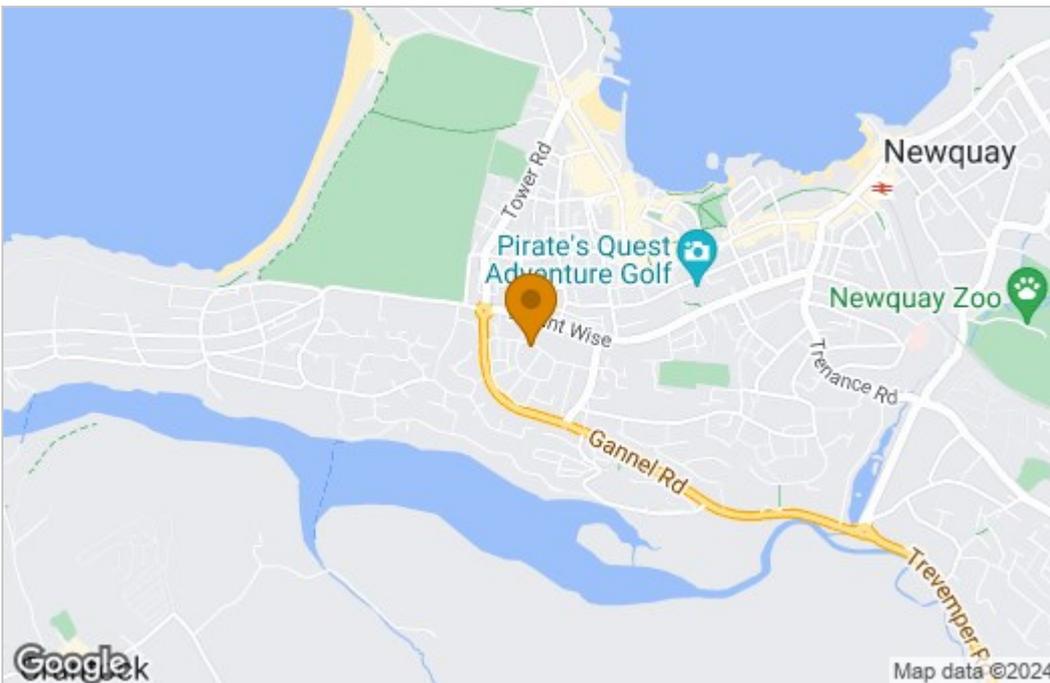
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in 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.

# Floor Plan



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 sq.m.) approx.  
 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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