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CAMEL

COASTAL & COUNTRY



23 Button Drive

Newquay, TR7 3FB

Guide Price £265,000

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The Property
Available with no on-going chain is this spacious three bedroom home with enclosed gardens, parking and rural views.

The ground floor offers a welcoming entrance hall, cloakroom, well fitted kitchen/breakfast room and a well-proportioned living room with French doors opening onto the rear garden. Upstairs are three bedrooms, including a master bedroom with en-suite, plus the family bathroom. To the rear aspect there are far reaching rural views.

Outside, the property benefits from an enclosed rear garden from which you have access to the allocated parking space.

Decorated and presented to a high standard, this is a straightforward, well-balanced home ideal for those looking to gain access to, or move up or down the housing ladder, families or investors.

Entrance Hall
10'8 x 3'6 (3.25m x 1.07m)

WC
6'9 x 3'4 (2.06m x 1.02m)

Kitchen/Breakfast room
10'8 x 8'9 (3.25m x 2.67m)

Living Room
16'1" x 13'10" (4.90m x 4.22m)

Landing
10'9 x 6'6 (3.28m x 1.98m)

Bedroom One
11'11 x 9'3 (3.63m x 2.82m)

Ensuite Shower Room
4'4 x 4'2 (+shower) (1.32m x 1.27m (+shower))

Bedroom Two
10'0 x 9'4 (3.05m x 2.84m)

Bedroom Three
6'6 x 6'4 (1.98m x 1.93m)

Bathroom
6'6 x 5'7 (1.98m x 1.70m)

Gardens
The gardens are enclosed, laid to lawn with a garden shed/bar and a gate and path that leads to the parking area.

Parking
There is an allocated parking space to the rear of the property. It is located in the car park to the back, with a pathway and gate that leads to the rear garden

Directions
Sat Nav: TR7 3FB
What3words: ///observe.bookshelf.onlookers

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2015
Construction Type: Block and Timber
Heating: Gas
Electrical Supply: Mains and Solar
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C
Tenure: Freehold
The property is subject to a annual estate fee set currently at £174.00pa.

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.









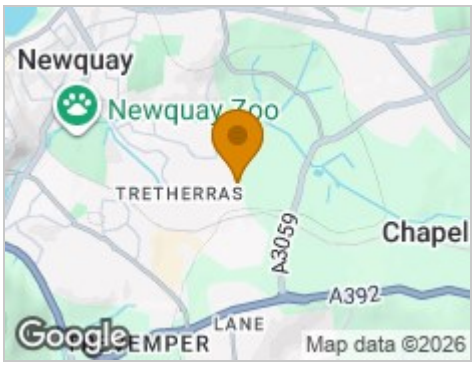
Road Map



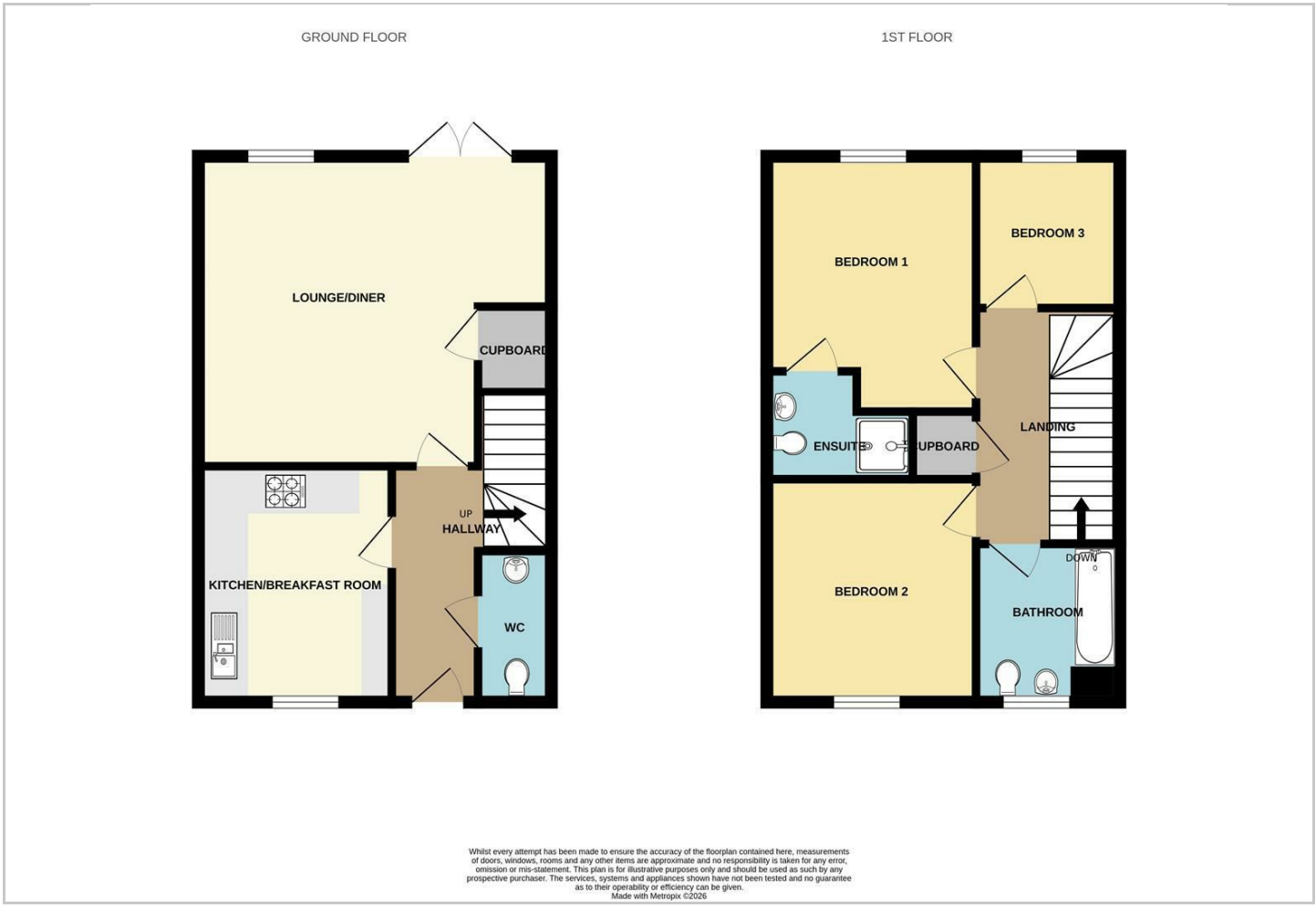
Hybrid Map



Terrain Map



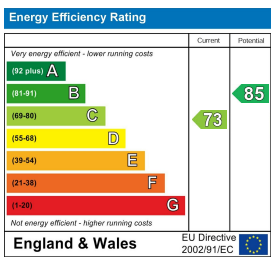
Floor Plan



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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