



Affitto Estate Agents are proud to present to the market this two bedroom home located in the award winning area of Nansledan, Newquay which proudly offers a wide range of shops, cafes and a new primary school.

The property benefits from natural light throughout and is decorated to a high standard with a new bathroom and kitchen.

On the ground floor is the modern fitted kitchen which includes white goods washing machine, fridge freezer and dishwasher and electric oven with gas hob. There is also a separate WC to the rear.

To the first floor is the living room which boasts a media wall and an electric wall mounted feature fire place.

The master bedroom comprises of fitted wardrobes and space for a double or king-size bed. The second bedroom has a built in cupboard which could be used as storage or a wardrobe.

The main bathroom comprises of a WC, hand basin and bath with shower over. Both the bathroom and landing have windows allowing natural light.

Externally there is allocated parking spaces.

Contact us today to arrange a viewing.

Tenure: Freehold

Parking options: Off Street



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.