



**Chynowen Parc  
Cubert  
Newquay  
TR8 5HD**

**Guide Price £360,000**

- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING PLUS GARAGE
- TWO/THREE RECEPTION ROOMS
- POPULAR VILLAGE LOCATION
  - A FEW MILES TO SANDY BEACHES
- WITHIN WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
  - COUNCIL TAX BAND C
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR QUODE FOR MATERIAL INFORMATON



Tenure - Freehold

Council Tax Band - C

Floor Area - 839.58 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this spacious and beautifully maintained two double bedroom detached bungalow, located in the highly sought-after village of Cubert, just a short distance from the vibrant coastal town of Newquay and its stunning beaches. Set in a peaceful residential area, this charming home offers a generous and flexible layout, ideal for those seeking single level living without compromising on space or comfort.

Internally, the property features a well-appointed kitchen, a light-filled conservatory, and a separate dining room perfect for entertaining or enjoying family meals. With both a modern shower room and a separate bathroom, the home provides practical convenience for guests and residents alike.

Both bedrooms are spacious doubles, offering plenty of room for furnishings and storage, and making this an ideal property for downsizers, retirees, or anyone looking for a comfortable and easy-to-manage home.

Step outside to discover the enclosed rear garden, a true highlight of the property. Bursting with mature foliage, it provides a private setting to relax, entertain or enjoy some light gardening. A beautifully designed raised patio area takes full advantage of the elevated position, offering the perfect spot to unwind while enjoying far-reaching sea views.

To the front, the property benefits from off-road parking for two vehicles, as well as a garage offering secure storage or potential for further use.

The home is connected to mains water, electricity, and drainage, with heating provided via oil-fired radiators throughout.

### LOCATION

This property is situated in the popular residential road known as Chynowen Parc, which is in the idyllic village of Cubert. The village is conveniently sat within a stone's throw from Newquay and is vastly popular due to its short commute to some of the North Coast's finest beaches & coastal walks. Cubert has a range of amenities which include a sought after Primary School, Post Office, Church, Public House & a range of independent cafes. Public transport from the village Post Office is also available on an hourly basis, running from Newquay Bus Station through to Truro. Cornwall's Airport is also located ten miles away, for those jetsetters amongst us.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE HALLWAY

uPVC double glazed door. Skimmed ceiling. Coving. Recessed spotlight. Built-in storage cupboard. Radiator. Skirting. Tiled flooring. Doors leading into:

### SHOWER ROOM

7'9" x 3'11" (2.37m x 1.21m )

Skimmed ceiling. Coving. Extractor fan. Ceramic splash back tiling. Cubicle housing an electric shower. Wash basin with storage cupboards and drawers underneath. Heated towel rail. W.C. Tiled flooring.

### KITCHEN

11'3" x 10'5" (3.44m x 3.20m)

Skimmed ceiling. Coving. Smoke alarm. Recessed spotlights. A range of wall and base fitted storage cupboards and drawers. Double glazed window to the rear aspect. Consumer unit. Integrated oven with four ring hob and extractor hood over. Space for a fridge and freeze and washing machine. Splash back tiling. Stainless steel basin with drainage board. Multiple plug sockets. Tiled flooring.

### DINING ROOM

10'7" x 9'4" (3.25m x 2.85m )

Recessed spotlights. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### LOUNGE

10'7" x 10'4" (3.24m x 3.15m )

Recessed spotlights. Fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into the inner hallway and conservatory.

### INNER HALLWAY

Smoke alarm. Access into a partially boarded loft space. Telephone point. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM ONE

12'1" x 11'2" (3.69m x 3.42m )

Double glazed window to the front aspect. Full length, fully fitted wardrobe and drawers. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

8'5" x 7'3" (2.58m x 2.22m )

Extractor fan. Frosted double glazed window to the side aspect. Built-in storage cupboard housing the hot water cylinder. Ceramic tiling. Mains fed shower over the bath. Vanity wash basin with mixer tap and storage cupboards and drawers underneath. W.C. Skirting. Tiled flooring.



### BEDROOM TWO

9'1" x 8'8" (2.79m x 2.65m )

Double glazed window to the front aspect. Full length, fully fitted wardrobe and drawers. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### CONSERVATORY

10'7" x 10'4" (3.24m x 3.15m )

Multiple double glazed windows. Radiator. Tiled flooring. Door leading into the garden.

### GARAGE

17'10" x 8'0" (5.44m x 2.44m )

Metal up and over door. Multiple plug sockets.

### GARDEN

Step outside to discover the enclosed rear garden, a true highlight of the property. Bursting with mature foliage, it provides a private setting to relax, entertain or enjoy some light gardening.

### PARKING

To the front, the property benefits from off-road parking for two vehicles, as well as a garage offering secure storage or potential for further use.

### SERVICES

The home is connected to mains water, electricity, and drainage, with heating provided via oil-fired radiators throughout. It also falls within Council Tax Band C.

### AGENTS NOTE

A floorplan has been order and will be uploaded to the advert upon receipt.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains



Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated, Garage, Driveway, On Street, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: No

All information is provided without warranty. Contains HM

Land Registry data © Crown copyright and database right

2021. This data is licensed under the Open Government

Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)


T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For Material Information



Scan me!

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   | <b>81</b> |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  | <b>48</b>   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

 **Millerson**  
millerson.com