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8 Jenner Gardens



Truro 16 miles

Wadebridge 10 miles

Newquay Airport 3.3 miles

## An attractive modern home in a well regarded private cul-de-sac

- No Onward Chain
- Detached Modern Contemporary Home
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom With En-Suite
- 5/6 Bedrooms
- Garden and Garage

Offers in excess of  
£398,000

### SITUATION

8 Jenner Gardens is a spacious and versatile family home set in a private cul-de-sac on the edge of this traditional Cornish town that sits at the head of the Lanherne Valley.

The property is located only 10 minutes drive from Newquay airport and 12 minutes drive from beautiful Watergate Bay beach. It is a level 10 minute walk to the centre of St Columb Major, a small town surrounded by a scenic rural landscape. The town boasts a number of architecturally important buildings together with a variety of individual shops and other amenities, the property being only a 5 minute walk to the local doctors surgery and St. Columb Major ACE Academy school. Within a short drive is the spectacular north Cornwall coastline with a number of other sandy beaches including Mawgan Porth and Bedruthan Steps.

Newquay and Wadebridge provide a comprehensive range of shopping facilities whilst the Cathedral City of Truro is approximately sixteen miles distant.

At Newquay there is a branch line railway station while Truro has a mainline connection to London Paddington.

### DESCRIPTION

Built by the current owners in 2007, 8 Jenner Gardens is a well presented spacious family home arranged over three floors. A half glazed door leads into the property where dual aspect windows allow light to flood into the entrance hall. There is a cloakroom and solid wood staircase leading to the first and second floors. The spacious dual aspect kitchen/dining room has a large picture window allowing glorious distant views over the Cornish countryside. The kitchen has a comprehensive range of wood effect units with wood work surfaces, central

island and integrated appliances. Glazed doors open into an impressive sitting room with window and French doors leading to the rear garden. The study/bedroom 6 also has french doors to the garden. The utility room has a window to the front and door leading into the integral single garage.

The first floor landing has four velux roof lights giving lots of light and opens to two double bedrooms and master bedroom suite with en-suite shower room and walk in wardrobe. Stairs lead to the second floor galleried landing where there are a further two double bedrooms and bathroom.

### OUTSIDE

The property is approached over a brick paved driveway with ample parking for several vehicles, leading to a single garage. Adjacent to the paving is a lawn, shrubs, terraced garden and path to side gate. Beside the house, 2 single gates provide access via pebbled pathways to the rear garden. The rear garden is laid to lawn with decked patio areas. The town and school can be accessed via a pleasant off road walk from the property.

### VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From the A39 at Trekenning Roundabout, take the exit signposted Airport/St Mawgan/A3059. Take the third turning on the right, into Newquay Road. Take the first turning left into Bospolvans Road, take the first turning right into Jenner Gardens and number 8 will be evident on the right hand side with our Stags For Sale Board.

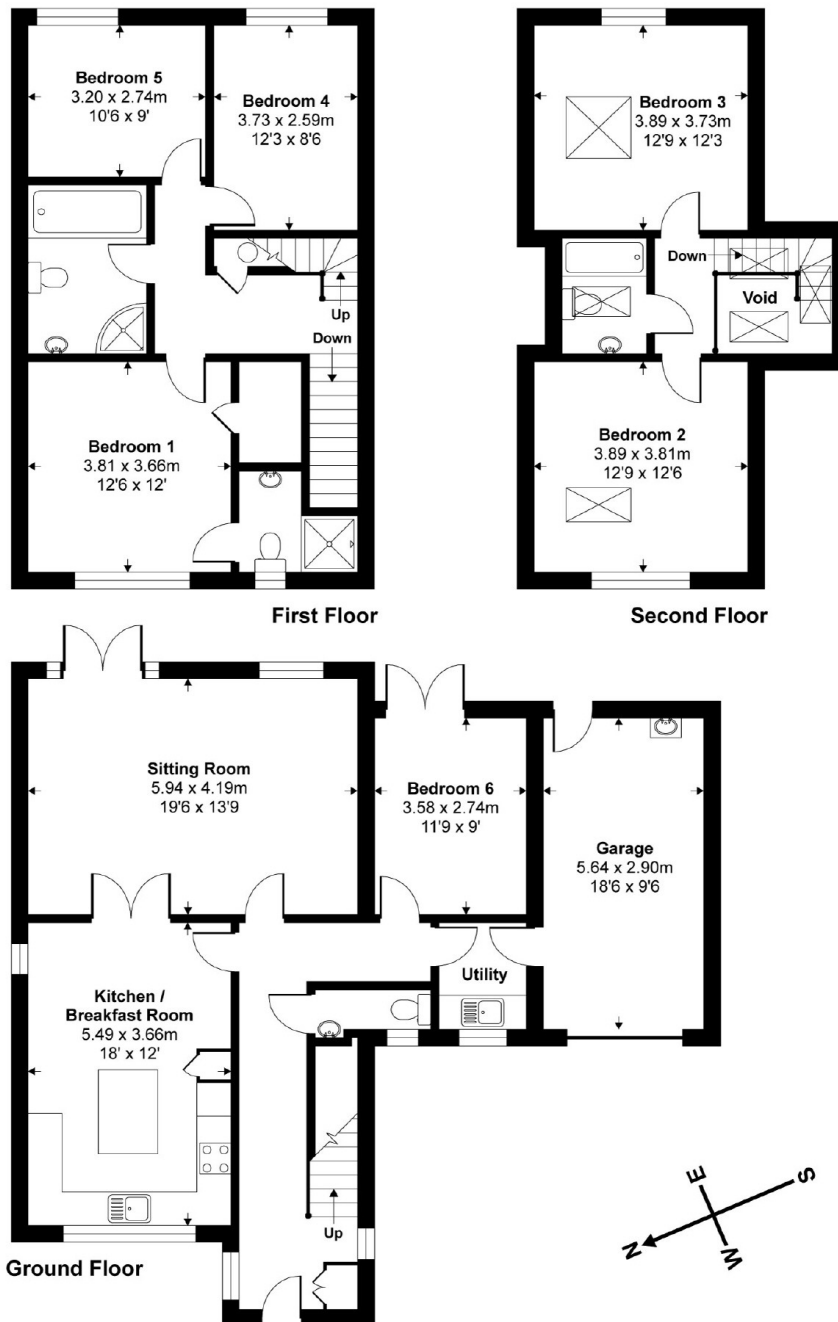
### SERVICES

All mains services connected. Gas fired central heating.





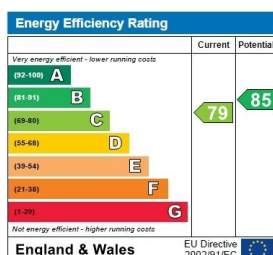
Approx. Gross Internal Floor Area  
193.6 Sq Metres 2084 Sq Ft (Includes Garage & Excludes Void)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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