



# NEW 3 BEDROOM HOUSE AVAILABLE FOR RENT (Unfurnished)

**54 Harvenna Heights,  
Lowen Praze, Fraddon  
TR9 6FX**

Suitable applicants are invited to apply for this brand new property which will be available on a standard Assured Shorthold Tenancy Agreement.

Main features:

- New three-bedroom linked house
- Quiet location at end of estate
- Attractive entrance hall
- Fully fitted quality kitchen
- Master bedroom with en-suite
- 2 + parking spaces
- Rear patio with outstanding views
- Secluded secure garden at rear
- Modern eco heat pump heating
- Double glazed throughout
- Close to Newquay, A30, A39
- Mains smoke/fire alarms throughout

Deposit : £1000.00

Monthly rent : £880.00

Financial/character search : £Nil

Contact for application:

D. Pitman

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**Large Entrance hall :**

Quality wood veneer floor.  
Downstairs cloakroom.  
Under stair cupboard.  
Carpeted stairs.  
Recessed energy efficient LED spotlights in bathroom.



**Kitchen & Dining Room** 16'7" x 8'5" (5.05m x 2.57m).

Range of quality base and wall mounted units with roll edge work surfaces. Integrated Indesit oven, induction hob, extractor hood, fridge, freezer, dishwasher and washing machine. 1.5 bowl sink with mono bloc tap.  
Amtico wood effect flooring throughout.  
Recessed energy efficient LED ceiling spotlights in kitchen.



**Lounge** 16'7" x 10'2" (5.05m x 3.1m).

Fully carpeted.  
Two radiators.  
Patio doors to rear with west and north west scenic views.



**Bedroom 1** 13'1" x 10'2" (3.99m x 3.1m)

Scenic views out towards coastline.

En suite WC and shower.

Ceramic wall tiles.

Glass shower screen.

Chrome mono bloc taps.

Thermostatic shower.

Vinyl floor covering.

**Bedroom 2** 28'5" x 7'4" (2.57m x 2.24m).

**Bedroom 3** 38'5" x 8'11" (2.57m x 2.72m).



**Bathroom :**

White suite.

Ceramic wall tiles.

Glass shower screen.

Chrome mono bloc taps.

Electric pump shower.

Towel radiator (runs off central heating).

Recessed energy efficient LED ceiling spotlights.



### Outside front

End of estate position so quiet with no through traffic.  
 Outside light at the front door.  
 Small front walled garden laid to lawn.  
 Further lawn along the fence and parking area.  
 Parking for two cars alongside the house plus further large area for parking/turning.



### Outside back

A good size patio extends along the rear of the garden, enjoying outstanding views and midday/afternoon sun.  
 Steps lead to the garden which is laid to lawn.

There is an outside water tap near to the gate and an outside light above the patio door.



#### Nearby transport

- St Columb Road (5.7 miles)
- Quindell Downs (4.2 miles)
- Roche (5.0 miles)
- Exeter International Airport (71.0 miles)
- Cardiff Airport (96.3 miles)
- Bristol Airport (116.6 miles)
- Padstow Ferry Landing (10.5 miles)
- Rock Padstow Ferry Landing (10.7 miles)
- Mevagissey Ferry Landing (10.8 miles)

#### Nearby schools

- Indian Queens Community Primary School and Nursery (0.7 miles)
- Summercourt Community Primary School (2.5 miles)
- St Dennis Primary Academy (2.4 miles)
- Cornwall College (7.3 miles)
- Truro and Farnith College (11.4 miles)
- UTC Plymouth (33.5 miles)
- Brannel School (4.1 miles)
- Triviglas Community College (5.4 miles)
- Newquay Treherras (5.7 miles)

Note: Distances are straight line measurements

### Parking

Room for two plus cars with a turning area alongside.

### Transport :

Easy access to the A30, A39.  
 Near to Newquay, St Austell, Truro.

## Specification Inside :

- \* Built & finished to the highest standard
- \* 10 year premier new home warranty.
- \* Modern, efficient heat source pump heating system
- \* Timer controlled central heating
- \* Radiators throughout with thermostatic valves
- \* Ample TV and phone points in all rooms
- \* Parking for two (or more) cars
- \* Delux fully fitted kitchen including :
  - Induction hob, oven, fridge, freezer, washing machine, dishwasher, mixer taps, etc
- \* Polished chrome door and window fittings throughout
- \* Carpet throughout, except
- \* Wood effect flooring: Kitchen, dining room, hall, cloakrooms
- \* Recessed energy efficient LED spotlights: kitchen, bathrooms
- \* Under stair cupboard lighting
- \* Mains operated smoke detector



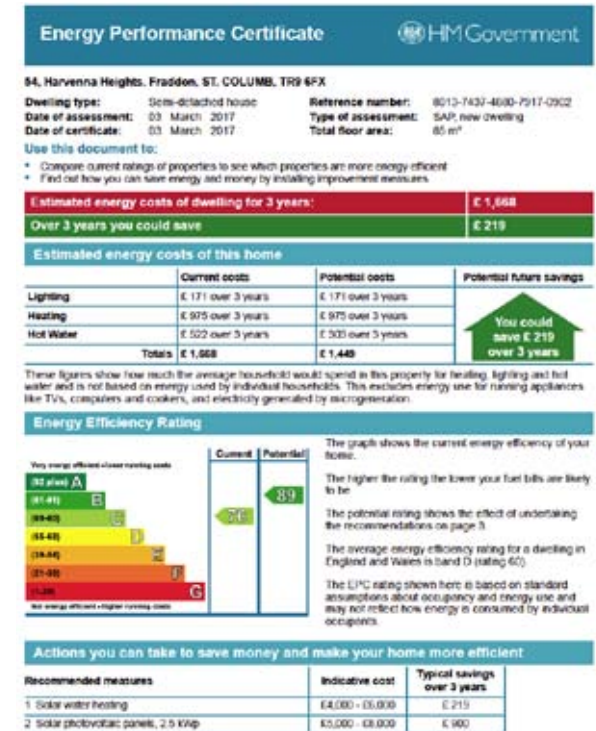
Ground Floor



First Floor

## Specification Outside :

- \* Outstanding views over the `cornwall countryside
- \* Quiet, end of estate position
- \* Sunny position
- \* Small walled front garden
- \* Good size patio area with metal railings
- \* Secure rear garden laid to lawn
- \* 1.8m boundary fence.
- \* Walkway at rear
- \* Front and rear outside lighting.
- \* External tap and power point.





## VIEWING

Ring or email to make an appointment to view.

## APPLICATION AND CREDIT CHECK

We will need to take up character and financial references for this property letting application. This will be undertaken in confidence (at no charge) for those applicants who have the basic requirements ie :

- Steady employment record

- Reasonable income to service the monthly payment

- Record of previous payment of rent

- Record of previous payment for utilities

The Credit Check Form is on the website as a PDF.

You can print and fill in the form and either post to the address below or ring and arrange to meet at the property.

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