

**NEWQUAY**  
PROPERTY  
CENTRE



## **9 Nathan Close, Tretherras, Newquay, Cornwall, TR7 2SP**

A WELL PRESENTED AND DESIGNED TWO DOUBLE BEDROOM DETACHED BUNGALOW IN A POPULAR CUL-DE-SAC ON THE FRINGES OF NEWQUAY TOWN WITH FRONT AND REAR GARDENS, DRIVEWAY PARKING AND GARAGE. CHAIN FREE!

**£325,000**  
Freehold

our ref: CNN10018

## KEY FEATURES



2



1



1

Energy rating (EPC) **D**

Council tax band: **C**

- DETACHED BUNGALOW
- DRIVEWAY PARKING
- GARAGE
- CHAIN FREE
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- POPULAR CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- IDEAL HOME OR INVESTMENT

## SUMMARY

Nathan Close is a tranquil cul-de-sac on the outskirts of Newquay, nestled in one of the town's most sought-after neighbourhoods. This fully detached bungalow offers two spacious double bedrooms and sits on a generously sized plot, featuring both front and rear gardens, a driveway and a detached garage.

The property is well-maintained, offering significant potential for further modernisation. Inside, the home is accessed via a side entrance leading to an inner hallway that connects all rooms. The lounge is notably spacious, with a focal fireplace and a large picture window that frames the view of the garden. Both double bedrooms are located off the main hallway, one of which includes



built-in storage. Both offer plenty of space for various bedroom furnishings. The bathroom is fully tiled from floor to ceiling and includes a white suite with an electric shower over the bath. The kitchen/breakfast room is generously sized, featuring a wide range of under- and over-counter cabinets, ample countertop space, and room for various appliances.

Outside, the property boasts well-kept gardens at the front and rear. The rear garden is particularly private and enjoys abundant sunlight throughout the day. The driveway provides parking for two cars and leads to a detached garage positioned alongside the bungalow.

In summary, this well-presented two-bedroom detached bungalow, offered chain-free, is located in an extremely desirable area of Newquay.



It's perfect for those looking to modernise and personalise a home in one of the town's most coveted locations.

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## ADDITIONAL INFO

Utilities: All Mains Services.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway and Garage

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.

## Hallway

## Living Room

15' 1" x 13' 0" (4.59m x 3.96m)

## Bedroom 1

12' 11" x 10' 1" (3.93m x 3.07m)

## Bedroom 2

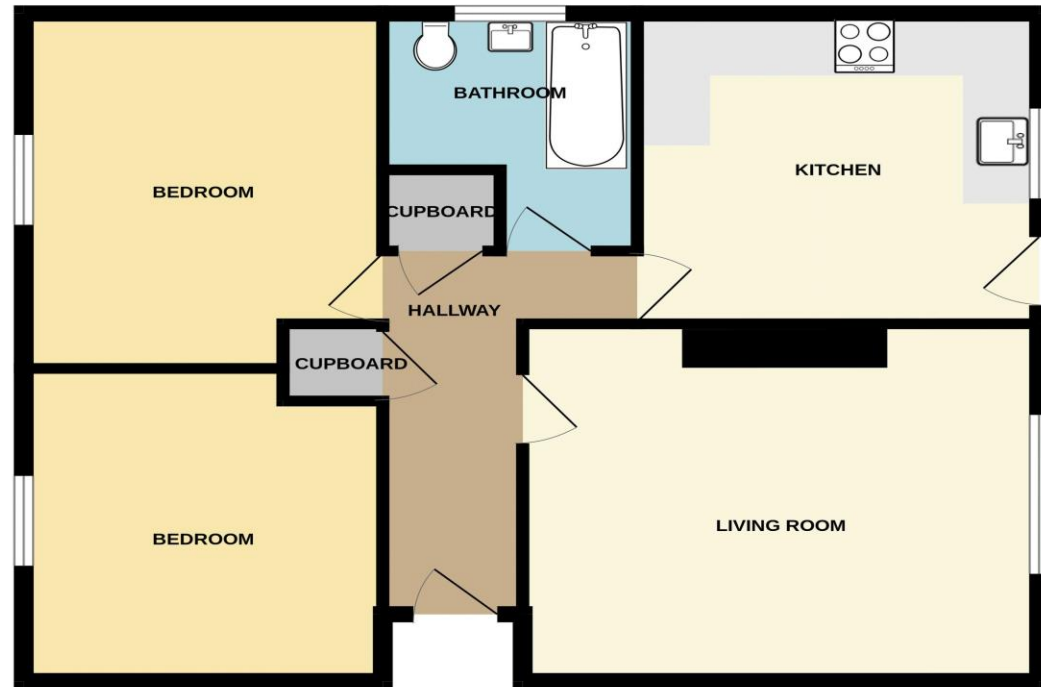
11' 0" x 10' 1" (3.35m x 3.07m)

## Bathroom

7' 1" x 7' 0" (2.16m x 2.13m)

## Kitchen/Breakfast Room

11' 10" x 11' 0" (3.60m x 3.35m)



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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