



## 170 Polwhele Road, Newquay, Cornwall, TR7 2TN

A WELL PRESENTED CHAIN FREE!! TWO DOUBLE BEDROOM END TERRACE BUNGALOW WITH SOUTHWESTERLY SUNNY GARDEN, SUNROOM, GARAGE AND PARKING IN A POPULAR LOCATION.

Guide Price £270,000  
Freehold

our ref: CNN10469

## KEY FEATURES



2

- TWO DOUBLE BEDROOMS
- SUN ROOM
- IMMACULATLY PRESENTED
- SUNNY REAR GARDEN
- CHAIN FREE!
- GARAGE
- GAS CENTRAL HEATING
- LEVEL PLOT
- POPULAR DEVELOPMENT
- TUCKED AWAY LOCATION



1



1

Energy rating (EPC) **C**

Council tax band: **B**

## SUMMARY

Treloggan, located on the outskirts of Newquay, is widely regarded as one of the most sought-after residential family areas in the region. With excellent amenities and strong transport links, it has grown in popularity over the years.

170 Polwhele Road is a charming end-terrace bungalow featuring two double bedrooms, set on a generous, level plot. The property includes a garage and off-road parking and is situated in a peaceful corner of the development, with well-established front and rear gardens. This home is perfect for a variety of buyers, including first-time homeowners, investors, and those seeking single-level living.

The accommodation begins with a small entrance porch leading into a spacious hallway that provides access to all rooms. Both double bedrooms offer ample space for



furniture, while the bathroom features part-tiled walls, a bathtub with a shower overhead, and houses a recently installed gas boiler and hot water cylinder.

The separate lounge, accessed from the hallway, boasts a large picture window that allows natural light to flood the room, as well as a focal fireplace. The lounge leads into a fully equipped kitchen with ample under-counter and overhead storage, space for white goods, and a freestanding oven. A sunroom off the kitchen offers flexible use as either a dining area or an additional reception room.

The sunroom opens onto a sunny patio and a beautifully private, south-west-facing garden, perfect for enjoying sunny days amidst established plants and shrubs.

At the front of the property, there is a well-sized lawn, as well as a garage and right to park parking space in front.

This chain-free bungalow offers huge potential for further modernisation and is located in a popular, quiet area. Viewing is highly recommended to fully appreciate the opportunity this property presents.

FIND ME USING WHAT3WORDS: soil.breeze.tonsils



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Garage and right to park parking in front

Heating and hot water: Gas Central Heating for both

Accessibility: Level Plot. There is a right of way around the perimeter the rear garden

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.

## Porch

3' 7" x 2' 11" (1.09m x 0.89m)

## Hallway

8' 6" x 3' 8" (2.59m x 1.12m)

## Kitchen

11' 9" x 6' 9" (3.58m x 2.06m)

## Living Room

14' 8" x 11' 9" (4.47m x 3.58m)

## Sun Room

11' 2" x 9' 6" (3.40m x 2.89m)

## Bedroom 1

13' 2" x 9' 7" (4.01m x 2.92m)

## Bedroom 2

10' 11" x 8' 4" (3.32m x 2.54m)

## Bathroom

9' 11" x 5' 0" (3.02m x 1.52m)



## LIKE TO KNOW MORE?

📞 01637 875 161

✉️ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

🌐 [newquaypropertycentre.co.uk](http://newquaypropertycentre.co.uk)

TOTAL FLOOR AREA : 821 sq.ft. (76.3 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.  
Made with Metropix ©2024

**Consumer Protection from Unfair Trading Regulations 2008:** We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

**Referrals:** We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).