

"Estate Agency is evolving...evolve with us"



21 Agar Road, Newquay TR7 2EP

£340,000

A DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH GENEROUS WRAP AROUND GARDENS, PLENTY OF OUTDOOR STORAGE AND A DRIVEWAY LOCATED ON AGAR ROAD, WITHIN EASY WALKING DISTANCE OF THE TOWN, BEACHES AND SCHOOLS. THIS PROPERTY OFFERS HUGE POTENTIAL AND IS VERY WELL PRESENTED THROUGHOUT.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- DETACHED THREE BEDROOM BUNGLAOW
- DRIVEWAY PARKING
- PLENTY OF OUTDOOR STORAGE
- SPACIOUS, BRIGHT ACCOMMODATION
- WALKING DISTANCE TO SCHOOLS/SHOPS AND BEACHES
- LARGE, SUNNY WRAP AROUND GARDENS
- ALL MAINS SERVICES
- HUGE POTENTIAL
- PIV AIR FILTRATION SYSTEM

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Agar Road is a very well positioned residential street within easy reach of the town centre and only a few minutes walk to Trenance Learning Academy and Newquay Junior School. Just a short stroll down the hill you will find the picturesque Trenance Gardens where there is a beautiful rose garden and the boating lake all complimented by a backdrop of beautiful trees.

This area offers something for the whole family, including a play ground and park for the little ones, the Heron Tennis Centre and Waterworld Leisure Centre, as well as the outdoor skate park and trampoline park. There are also a couple of highly regarded cafes.

Number Twenty One Agar Road offers spacious, well presented accommodation that oozes charm and character... there's a driveway, plenty of outdoor storage and large wrap around gardens. Upon entering this property, you are greeted by a porch offering plenty of storage for coats and shoes leading into a bright hallway with particularly high ceilings which makes for a great first impression and provides access to the loft.

The lounge at the front has a bay window and is a great size family room with wooden flooring. With access to the rear, you will find the kitchen and dining room which has plenty of built in storage. The kitchen itself is dual aspect has a good range of units with a gas hob, electric oven and space for a fridge freezer and washing machine, complimented by a ceramic tiled floor.

All three bedrooms can be found at the other end of the hallway and all have wooden flooring and modern, fresh decor. The bathroom is well presented featuring a bath with an electric shower over. This property has gas central heating powered by a combination boiler located in the dining room. There are upvc double glazed windows throughout. The current owners have also installed

Externally, there's driveway parking for two cars at the side. The gardens are predominantly south westerly facing and are mainly laid to lawn. To the side, there's an area of hardstanding which is a private, sheltered spot, ideal for an evening BBQ. The original garage is now utilised purely for storage and has a power supply. There's also a lean-to store and an outside wc.

In summary, this property has huge potential and is located in an exceptionally desirable location with easy walking distance to many shops, beaches and schools.

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Entrance Porch
3.63m x 1.22m'0.30m (11'11 x 4"1)

Hallway
4.90m x 1.22m (16'1 x 4'0)

Lounge
4.27m x 3.66m (14'0 x 12'0)

Dining Room
3.68m x 2.72m (12'1 x 8'11)

Kitchen
3.66m x 3.05m (12'0 x 10'0)

Bedroom 1
3.38m x 3.07m (11'1 x 10'1)

Bedroom 2
3.96m x 3.38m (13'0 x 11'1)

Bedroom 3
3.38m x 2.13m (11'1 x 7'0)

Bathroom
2.11m x 1.55m (6'11 x 5'1)

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:

GROUND FLOOR



Plans are not intended to be used as a basis for construction or for the purposes of any other legal, financial, or tax advice. They are provided for information only and should not be relied upon for any legal, financial, or tax purposes. The drawings, specifications and particulars are not intended to be used as a guide to the construction or materials of the property. See also conditions of sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		84
	(81-91) B		
	(69-80) C		
	(55-68) D	55	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

