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2a Place Parc, Newquay TR7 3HY

£355,000

A THREE BEDROOM LINK DETACHED BUNGALOW LOCATED IN A QUIET TUCKED AWAY LOCATION WITHIN ST COLUMB MINOR VILLAGE CLOSE TO SCHOOLS AND PORTH BEACH, THIS PROPERTY HAS A FLAT SOUTHERLY FACING GARDEN, A GARAGE AND DRIVEWAY PARKING AND IS IN NEED OF SOME GENERAL MODERNISATION THROUGHOUT, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow - Link Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- THREE BEDROOM LINK DETACHED BUNGALOW
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN
- FLAT SOUTHERLY FACING GARDEN
- CLOSE TO SCHOOLS AND PORTH BEACH
- POPULAR VILLAGE LOCATION
- IN NEED OF SOME MODERNISATION
- ALL MAINS SERVICES

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DESCRIPTION:

The village of St Columb Minor is quaint, popular and steeped in history. It lies approximately two miles from the main town of Newquay and has a good range of day to day amenities including a Co-op, a post office, a barbers and a popular family friendly pub. The community within St Columb Minor is thriving, within the village there is very well thought of Primary School and Treviglas Academy for secondary education. From this property you can clearly see the beautiful 15th century Church. The nearest beach is at Porth and is popular with families being sheltered by headlands on both sides. It is approximately a 15 minute walk away and you will find a family friendly pub on the beach and a number of cafes.

Tucked away at the top of a quiet cul de sac, this three bedroom property offers a good degree of privacy away from passing traffic. It sits on a generous plot with a flat, well established southerly facing garden, a garage and driveway. The accommodation is spacious and family friendly although in need of some general modernisation.

An L-shaped hallway guides you into the open plan lounge diner which has a window to the front and sliding patio doors to the conservatory and in turn the rear garden. There is ample space for lounge and dining furniture and the conservatory is a great addition, the perfect spot to enjoy the sunshine whilst admiring the garden. On the other side, with a door to the rear, the kitchen has a basic range of units with space for a fridge freezer, washing machine, dish washer and oven.

All three bedrooms can be found at the other end of this property, there are two doubles and a good single. The bathroom has a bath with a shower over and there's an ensuite wc off from the main bedroom.

Within the inner hallway, there are two useful storage cupboards and access to the loft. This property has gas central heating powered by a combination boiler located in the kitchen, the windows are upvc double glazed.

Externally, at the front there is driveway parking for two cars and a single garage with light and power. The front garden is particularly generous and private with a good size lawn. At the rear, the garden is flat, southerly facing, mature and private with a lawned area, a pond and a patio. It is a real sun trap and completely enclosed with access down the side to the front.

In summary, this property offers huge potential. Generally, it is in need of some degree of modernisation yet offers many options to a buyer looking to put their own stamp on a home in a brilliant location WITH NO UPWARD CHAIN.

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Hallway L-Shape
4.29m x 2.90m (14'1 x 9'6)

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Lounge Diner
7.16m x 3.18m (23'6 x 10'5)

Conservatory
34.32m x 2.95m (112'7 x 9'8)

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Kitchen
3.73m x 2.62m (12'3 x 8'7)

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Bedroom 1
3.73m x 3.23m (12'3 x 10'7)

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En Suite WC

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Bedroom 2
3.73m x 3.25m (12'3 x 10'8)

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Bedroom 3
2.77m x 2.74m (9'1 x 9'0)

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Bathroom
2.84m x 1.73m (9'4 x 5'8)

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Garage
5.23m x 2.97m (17'2 x 9'9)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		83
	(81-91) B		
	(69-80) C		
	(55-68) D	59	
	(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	

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