



74a, Polwhele Road, Cornwall, TR7 2SZ

david ball
 Agencies

Located in the picturesque town of Newquay, Cornwall, this semi detached house at 74a Polwhele Road is a perfect opportunity for first-time buyers. Boasting open plan living area, two bedrooms, and a modern bathroom, this property has been recently refurbished to offer a comfortable and stylish living space. Situated in a great location, you'll find yourself close to local amenities. Whether you're looking to step onto the property ladder or seeking a peaceful retreat by the coast, this house offers the ideal blend of comfort and practicality.

£225,000 Freehold

Key Features

- Ideal for first time buyer or investor
- Gas central heating
- Double glazing
- Two double bedrooms
- Parking
- Downstairs W/C
- Chain free
- Close to local amenities

Entrance

Opaque double glazed door to the side elevation. Stairs rising to first floor. Door to cloakroom

Cloakroom

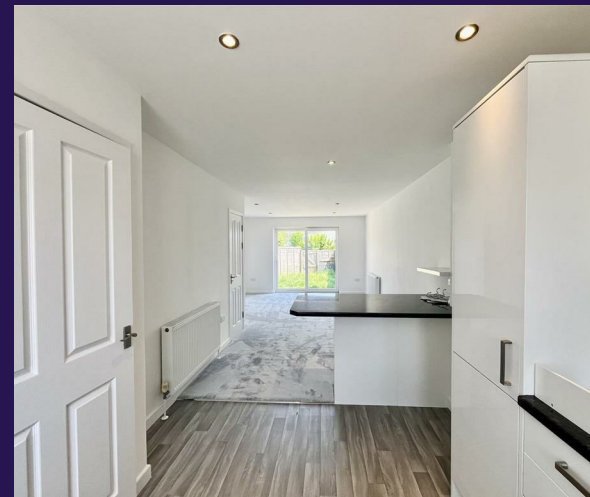
Opaque double glazed window to the side elevation. Low level WC with dual flush. Wall mounted wash hand basin with tiled splash back. Extractor fan.

Open plan living area

Double glazed sliding door leading to the rear enclosed garden. Under stairs cupboard. Radiator.

Kitchen

Double glazed window to the front elevation. Range of base and wall units with roll top work surfaces. Inset stainless steel sink unit with mixer tap. Space for a free standing gas cooker. Space for a free standing fridge freezer. Space for an under counter washing machine and tumble dryer. Extractor hood. Breakfast bar.





Bathroom

Shower/bath with mains fed overhead shower and screen. Close coupled WC with dual flush. Wash hand basin set within a vanity unit. Fully tiled walls. Extractor fan.

Bedroom one

Double glazed window to the front elevation. Radiator. Fitted wardrobes.

Bedroom two

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

Outside

The property has off street parking. The rear garden is enclosed by timber fencing and is laid mainly to lawn.

Services

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.





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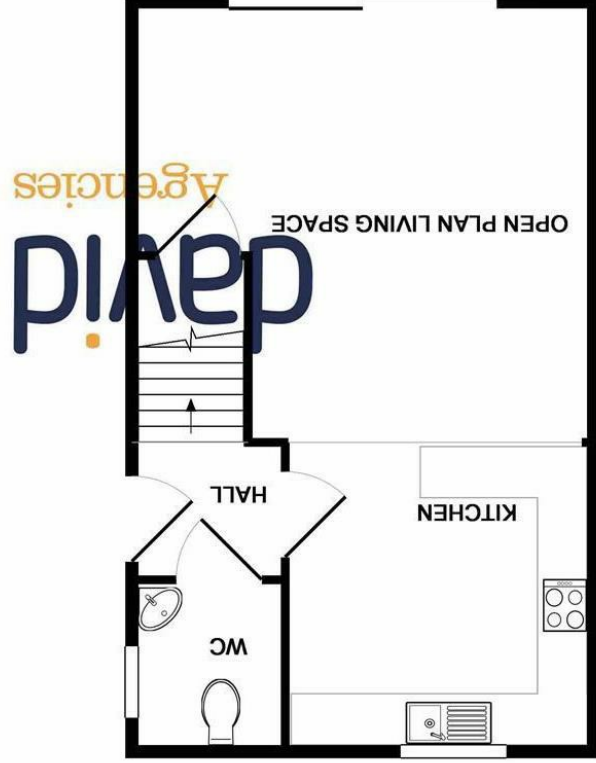
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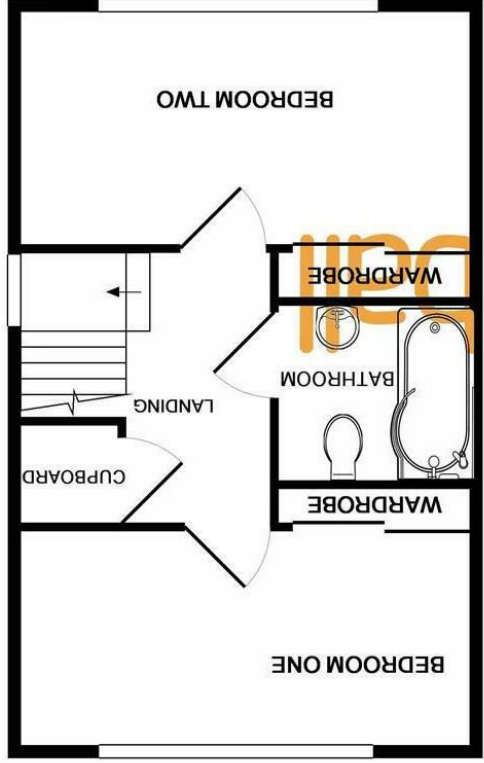
e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
Current	Potential
91	78
<p>England & Wales EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs A (82 plus)</p>	
<p>B (81-81)</p>	
<p>C (69-80)</p>	
<p>D (55-68)</p>	
<p>E (39-54)</p>	
<p>F (21-38)</p>	
<p>G (1-20) Not energy efficient - higher running costs</p>	

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