



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.

£210,000 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

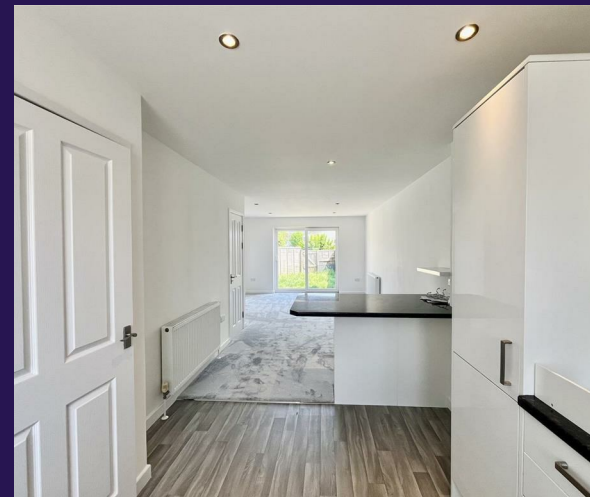
Opaque double glazed window to the side elevation. Low level WC with dual flush. Wall mounted wash hand basin with tiled splash back. Extractor fan.

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.





rightmove

zoopla.co.uk

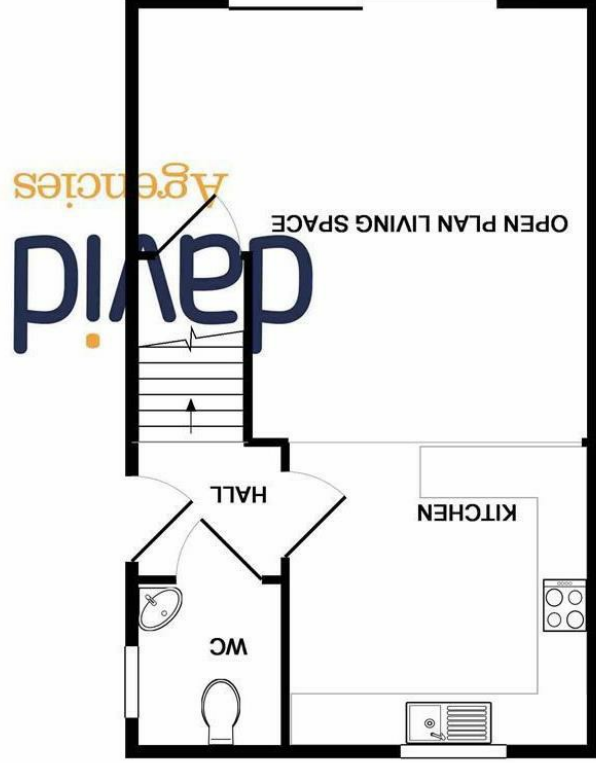
@PrimeLocation.com

Connecting People to Property Perfectly

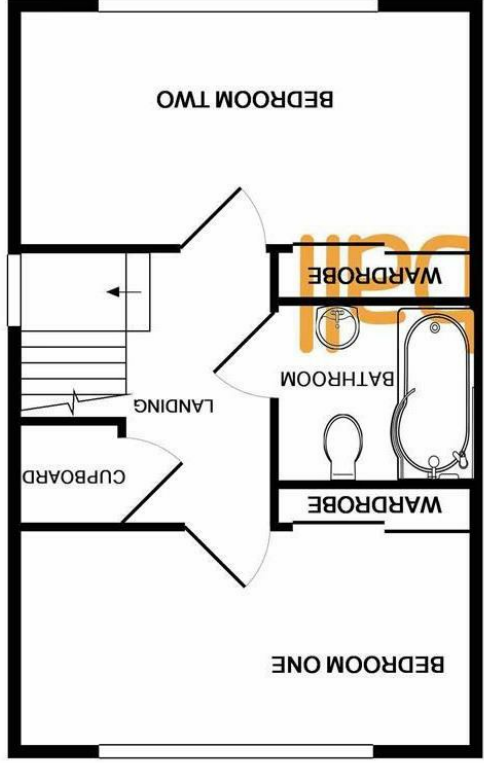
e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017

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 (81-91)</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)</p> <p>Not energy efficient - higher running costs</p>	

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.