



4, Metha Park, St Newlyn East, TR8 5LT

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Agencies

An opportunity to purchase a vacant possession three bedroom detached bungalow in the sought after village of St Newlyn East offering a generous sized rear enclosed garden which would lend itself perfectly for further extension like neighbouring dwellings, subject to all relevant planning permissions and building regulations.

Early viewing is highly recommended

Guide Price £365,000 Freehold

Key Features

- Chain free
- Potential to extend subject to all relevant building consents
- Rear enclosed garden
- Open plan lounge/dining room
- Sought after village location
- Off street parking
- Full double glazing and gas central heating
- Early viewing is highly recommended

Agents note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Location

Located in the lovely village of St Newlyn East is this delightful three bedroom detached bungalow. Local facilities in the village include, primary school, church, public house, butchers and general store. The city of Truro is within seven miles and the village of Crantock is within three miles. The seaside town of Newquay is within five miles and offers a more comprehensive range of shopping and schooling as well as an array fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay International Airport is approximately ten miles from the village where you can fly to a whole host of destinations.

Entrance Hall

Double glazed door to the front elevation. Storage cupboard. Airing cupboard housing the recently refitted boiler. Access to loft. Door to lounge





Lounge

Double glazed window to the front elevation. Radiator. Open fire but plumbed for gas should you so wish set within a slate surround with matching hearth and wooden mantle over. Opening into dining room.

Dining Room

Double glazed patio doors providing access to the rear enclosed garden. Radiator. Door to

Kichen

Double glazed door to the side elevation. Double glazed window to the rear elevation. A range of base, wall and drawer units with roll top work surfaces over. Inset one and quarter sink unit with mixer tap. Inset double electric oven and microwave with four ring gas hob over. Extractor fan. Integrated under counter fridge.

Bedroom One

Double glazed window to the front elevation. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Shower Room

Opaque double glazed window to the side elevation. Low level WC with cistern. Pedestal wash hand basin. A walk in electric shower unit with overhead shower and screen

Utility

Double glazed window to the rear elevation. Plumbing for washing machine and electric drier.

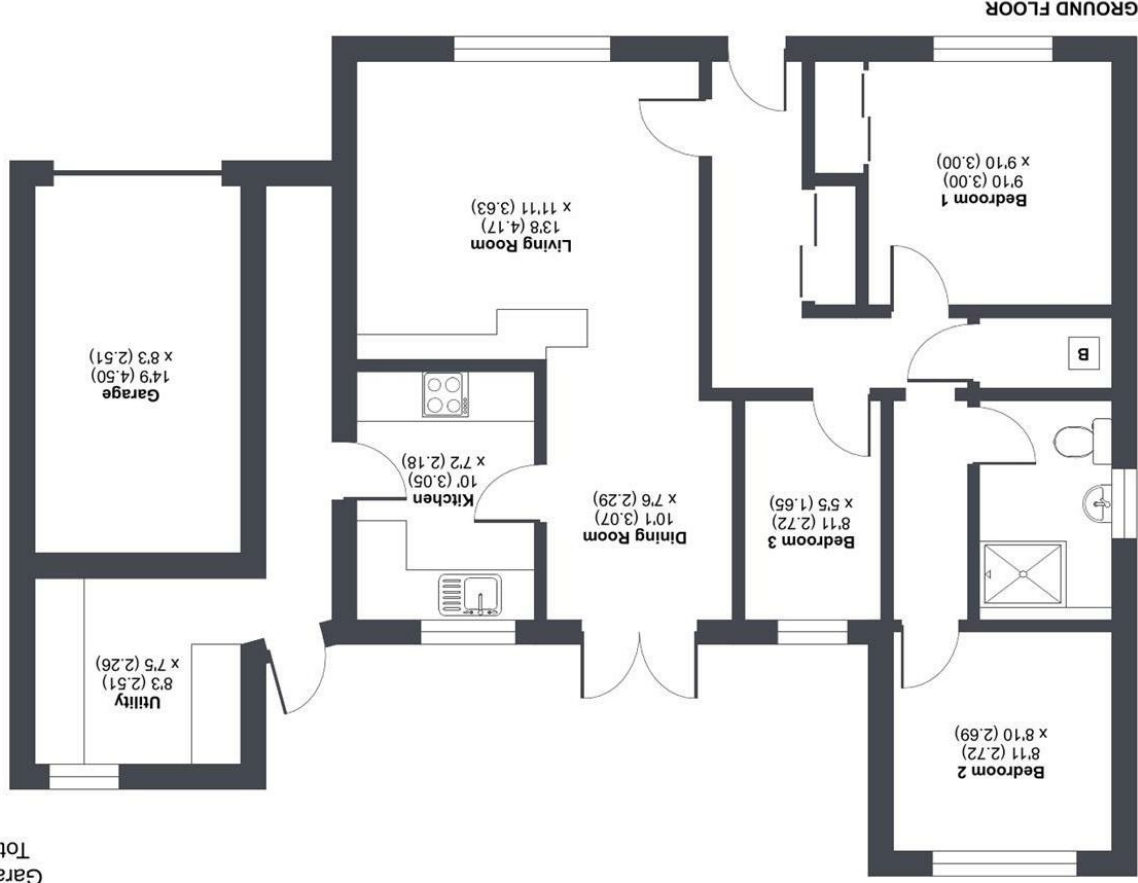
Externally

To the front of the property is a driveway providing off street parking. An area of lawn with well established plants and shrubs.

To the rear of the property is laid mainly to lawn enclosed by well established plants and shrubs along with planting borders of flowering plants and shrubs.

Metha Park, St. Newlyn East, Newquay, TR8

Approximate Area = 898 sq ft / 83.4 sq m
 Garage = 123 sq ft / 11.4 sq m
 Total = 1021 sq ft / 94.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Ball Agencies. REF: 1139656

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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| G | A |
| F | B |
| E | C |
| D | D |
| C | E |
| B | F |
| A | G |
| Very energy efficient - lower running costs | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |