



2, Goonvrea Close, Newquay, TR7 2JZ

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Agencies

Welcome to this charming detached bungalow located in the sought-after Goonvrea Close, Newquay. This delightful property boasts three spacious double bedrooms, offering ample space for a growing family. Situated on a generous plot, this bungalow provides a tranquil retreat with the convenience of being close to local schools and amenities. Don't miss out on the opportunity to own this lovely bungalow in a prime location. NO CHAIN. VIEWING HIGHLY RECOMENDED.

**Asking Price £395,000 Freehold**

## Key Features

- GREAT LOCATION
- THREE DOUBLE BEDROOMS
- LARGE MATURE REAR GARDEN
- GAS CENTRAL HEATING
- GOOD SIZE PLOT
- PARKING
- IDEAL FAMILY HOME
- GARAGE

## LOCATION

The property can be found in Goonvrea Close on the right hand side. Goonvrea Close can be found off Treninnick Hill in Newquay. The local area benefits from its proximity to Trenance Boating Lake, the River Gannel, Bishops Primary School, Newquay Zoo, Trenance Gardens, Morrisons and Lidl supermarkets. The town of Newquay is approximately one mile distance and offers a more comprehensive range of shopping, schooling. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

## ENTRANCE

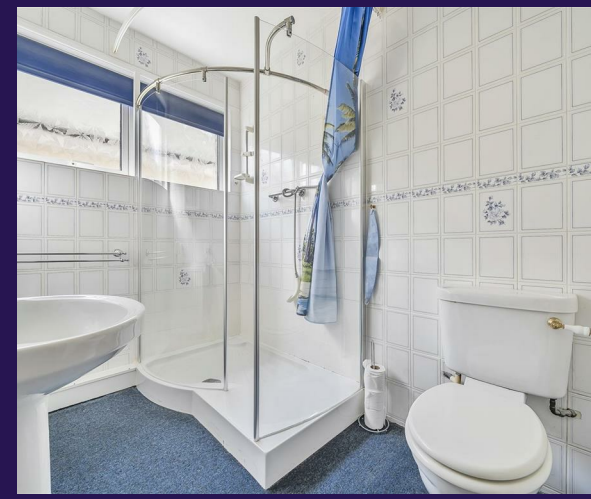
Double glazed door leading in to subsequent accommodation.

## LOUNGE

Two double glazed windows to the front aspect. Radiator.

## KITCHEN

Double glazed window to the rear aspect. Fitted kitchen to include a range of wall base and draw units with roll top work surfaces over and inset stainless steel sink with mixer tap. Room for a cooker and white goods.





### **UTILITY ROOM**

Patio doors to the rear aspect. Door leading into the garage. Storage cupboard housing the gas boiler.

### **BEDROOM ONE**

Double glazed window to the rear aspect. Radiator

### **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

### **BEDROOM THREE**

Double glazed window to the rear aspect. Radiator

### **SHOWER ROOM**

Two obscure double glazed window to the side aspect. Walk in shower. Close coupled W/C and wall mounted wash hand basin. Radiator.

### **GARAGE**

Electric up and over door. Door to utility room.

### **OUTSIDE**

To the front of the property there is driveway parking for one car. The front garden is laid mainly to lawn with mature borders. To the rear of the property there is a large garden laid to lawn with mature borders and a fence surrounding.

### **COUNCIL TAX C**

### **SERVICES**

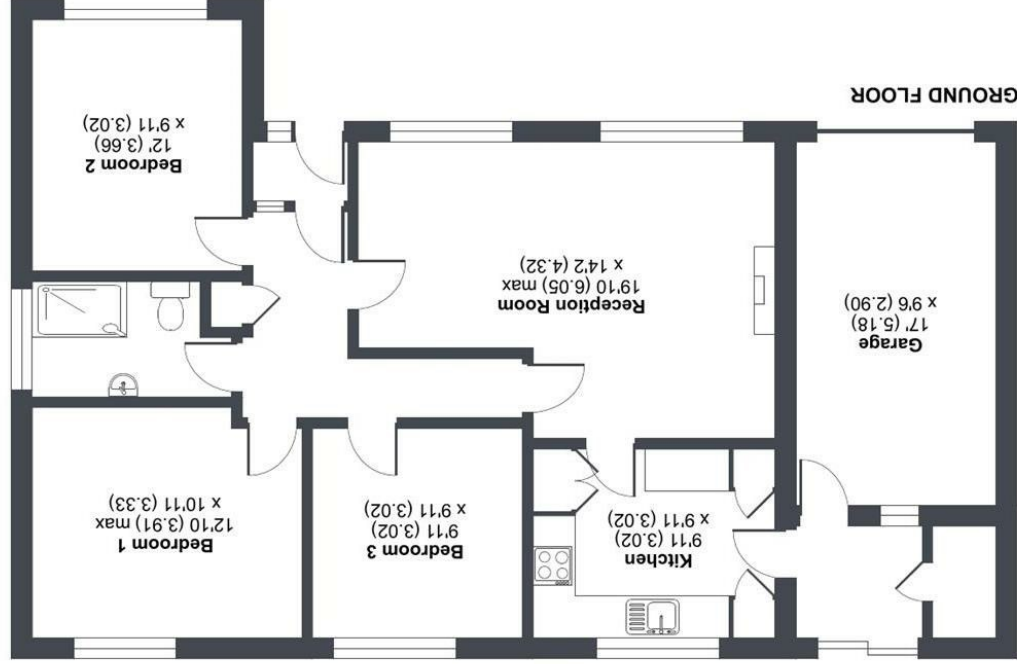
The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.



# Goonrea Close, Newquay, TR7

Approximate Area = 1114 sq ft / 103.5 sq m (includes garage)

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: 1148178



# David Ball Agencies

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Energy Efficiency Rating	
Current	Potential
77	60
Very energy efficient - lower running costs	
A (82 plus)	
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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