



2, Clifden Close, Newquay, TR7 2EZ

david ball  
Agencies

Welcome to Clifden Close, Newquay, a charming semi-detached house that offers a perfect blend of comfort and convenience. This delightful property boasts a spacious reception room and three bedrooms, with the convenience of gas central heating. One of the highlights of this property is the good-sized front and rear garden, providing a lovely outdoor space. Additionally, the parking space for two vehicles, garage, and conservatory offer practicality and extra storage options. Situated in central Newquay, this home offers easy access to local amenities. Don't miss out on the opportunity to make this charming house your new home. Contact us today to arrange a viewing.

## Asking Price £330,000 Freehold

### Key Features

- THREE BEDROOMS
- PARKING
- MATURE GARDEN
- DOUBLE GLAZED WINDOWS
- GARAGE
- GAS CENTRAL HEATING
- PERFECT FOR FIRST TIME BUYERS

### LOCATION

Located close to the town centre and beaches is this semi-detached home. The town of Newquay benefits from a range of shopping, schooling as well as an array of restaurants. 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 Airport is approximately seven miles distance from the town.

### PORCH

Double glazed door to front. Double glazed windows to the front aspect. Door to

### HALLWAY

Doors to subsequent accommodation. Radiator.





## **KITCHEN/DINER**

The kitchen features a modern suite comprising a range of base and wall units with roll-edge work surfaces. It includes an integral oven and grill with a four-ring hob, space for a washing machine, and an inset stainless steel sink with a draining board and mixer tap. The room is heated by a radiator and has double glazed patio doors leading to the conservatory, as well as a separate double glazed door for additional access.

## **LOUNGE**

Large double glazed window to the front aspect. Electric Fire. Radiator.

## **BEDROOM ONE**

Double glazed window to the front aspect. Wardrobe. Radiator.

## **BEDROOM TWO**

Double glazed window to the rear aspect. Wardrobe. Radiator.

## **BEDROOM THREE**

Double glazed window to the front aspect. Wardrobe. Radiator.

## **BATHROOM**

Double glazed obscured window to the rear aspect. Panel bath with electric shower over. Wash hand basin. Towel rail.

## **W/C**

Double glazed window to the rear aspect. Close coupled W/C.

## **CONSERVATORY**

The conservatory is double glazed with a double glazed door leading to the rear garden.

## **EXTERNAL**

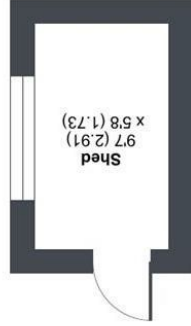
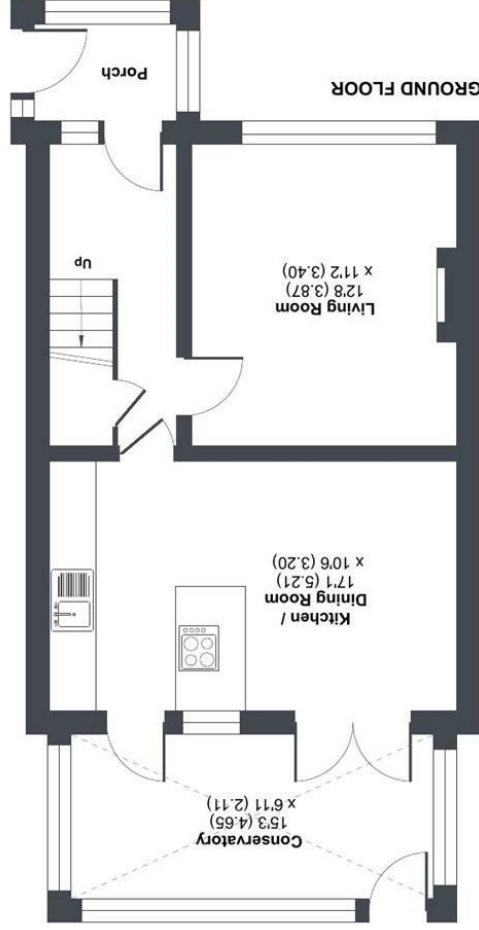
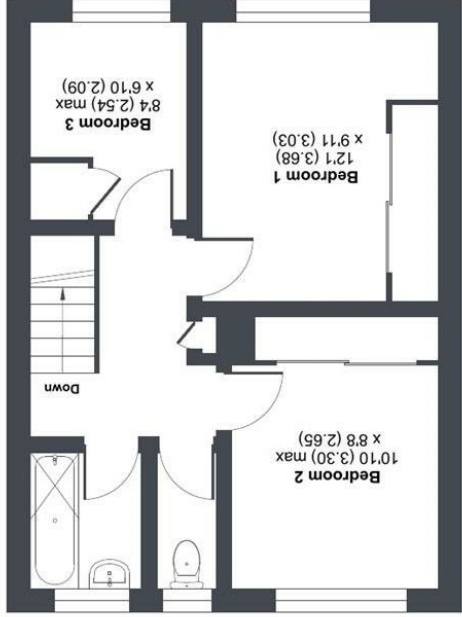
At the front of the property, there is a block-paved driveway offering parking for one to two cars, bordered by a mature selection of shrubs and plants, along with a small lawn. To the side of the property stands a greenhouse. The rear garden features a decked area leading down to a patio at the bottom of the garden, surrounded by mature shrubs and a small lawn. Additionally, there is a shed and a door providing access to the garage.

## **SERVICES**

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

# Clifden Close, Newquay, TR7

Approximate Area = 968 sq ft / 89.9 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 1177 sq ft / 109.2 sq m  
 For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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