



Quarryside, Ellenglaze Lane, Newquay, TR8 5PA

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Agencies



Being offered for sale for the first time in over ninety years is a unique opportunity to purchase this chain free bungalow set within a generous size plot in the sought after village of Cubert. Quarryside is in need of modernisation the accommodation currently comprise a lounge/dining room, kitchen. three bedrooms, shower room and cloakroom. Externally the property offers various outbuildings and gardens laid mainly to lawn. Early viewing is highly recommended,

## Offers In Excess Of £395,000 Freehold

### Key Features

- Sought After Village Location
- Driveway & Off Street Parking
- Potential To Extend
- For Sale For The First Time In 90 Years
- Generous Size Plot
- Electric Heating
- Vacant Possession
- Early Viewing Highly Recommended

#### Entrance Porch

9'8" x 3'2" (2.97 x 0.98 )

Aluminium double glazed sliding patio doors to the front elevation. Pvc door to entrance hall.

#### Entrance Hall

13'10" x 23'3" (4.23 x 7.10)

Pvc door to entrance porch. Electric wall mounted night storage heated.

#### Lounge Dining Room

23'3" x 11'10" (7.10 x 3.63)

Dual aspect double glazed windows. Storage cupboard. Electric wall mounted night storage heater. Gas fire set with a slate surround with matching hearth.

#### Kitchen

7'6" x 7'2" (2.31 x 2.20)

Double Glazed door and window to the rear elevation. A range of base, wall and drawer units with an inset stainless steel sink unit. Space for under counter fridge and a free standing electric cooker.







### **Bedroom One**

**12'6" x 11'10" (3.82 x 3.63)**

Dual aspect double glazed windows/ Electric wall mount night storage heater. Fitted storage cupboard.

### **Bedroom Two**

**8'7" x 8'7" (2.64 x 2.63 )**

Double glazed window to the side elevation. Wall mounted electric wall mounted night storage heater. Fitted wardrobe and drawer units.

### **Bedroom Three**

**8'7" x 6'10" (2.64 x 2.09)**

Double glazed window to the front elevation.

### **Cloakroom**

**3'7" x 2'7" (1.10 x 0.80)**

Obscure double glazed window to the rear. Close coupled WC with dual flush.

### **Shower Room**

**6'6" x 4'9" (1.99 x 1.45 )**

Obscure double glazed window to the rear. Walk-in shower cubical with sliding door electric over head shower and screen. Pedestal wash hand basin. Fully tiled walls. Electric wall mounted heater.

### **Utility**

**5'1" x 2'7" (1.55 x 0.80)**

Wooden door to the side elevation. Plumbing for washing machine power connected.

### **Outbuilding**

**10'1" x 4'11" (3.09 x 1.52)**

### **Workshop**

**11'6" x 9'2" (3.53 x 2.81)**

Wooden door to the side elevation. Double glazed window to the rear elevation. Power connected.

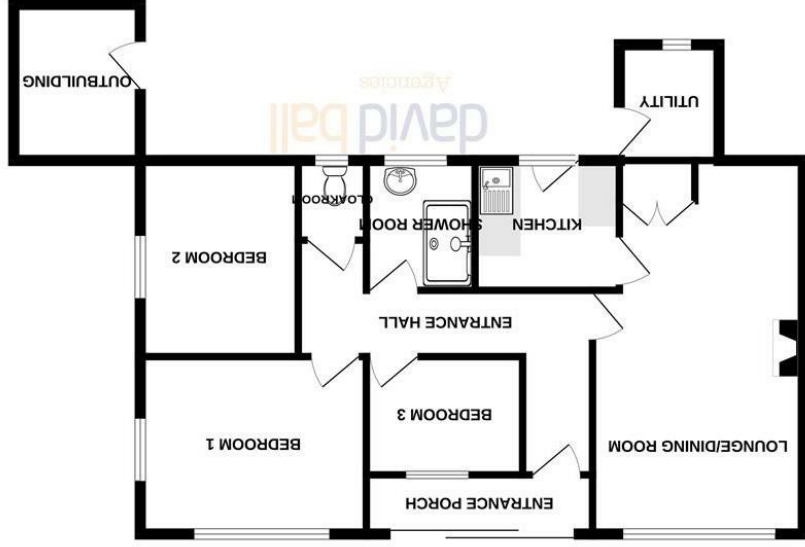
### **Externally**

The property is surrounded by garden to all sides with a drive and various outbuildings. The Gardens are laid mainly to lawn with an array of well established trees and shrubs,

### **Services**

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





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any errors or omissions. These floor plan drawings are prepared from the best available information and are not intended to be used as a contract or for any other purpose. The floor plan drawings are prepared from the best available information and are not intended to be used as a contract or for any other purpose. The floor plan drawings are prepared from the best available information and are not intended to be used as a contract or for any other purpose.

Energy Efficiency Rating	
Current	Potential
33	80
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
<p>A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p>	

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