



Quarryside, Ellenglaze Lane, Newquay, TR8 5PA

david ball
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 £350,000 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.

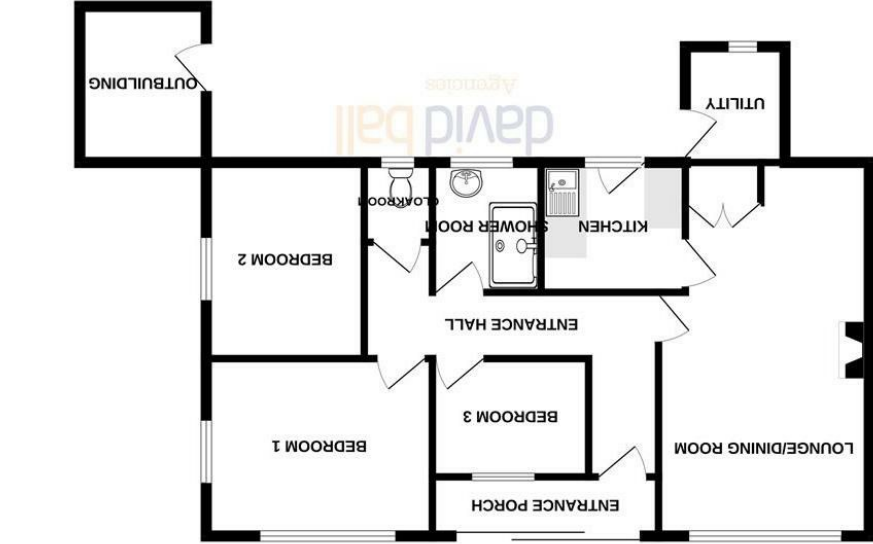
Externally

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 floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to their operating or efficiency can be given. Made with floorplan 2.020

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