



12, Gorse Close, Newquay, TR7 2TP

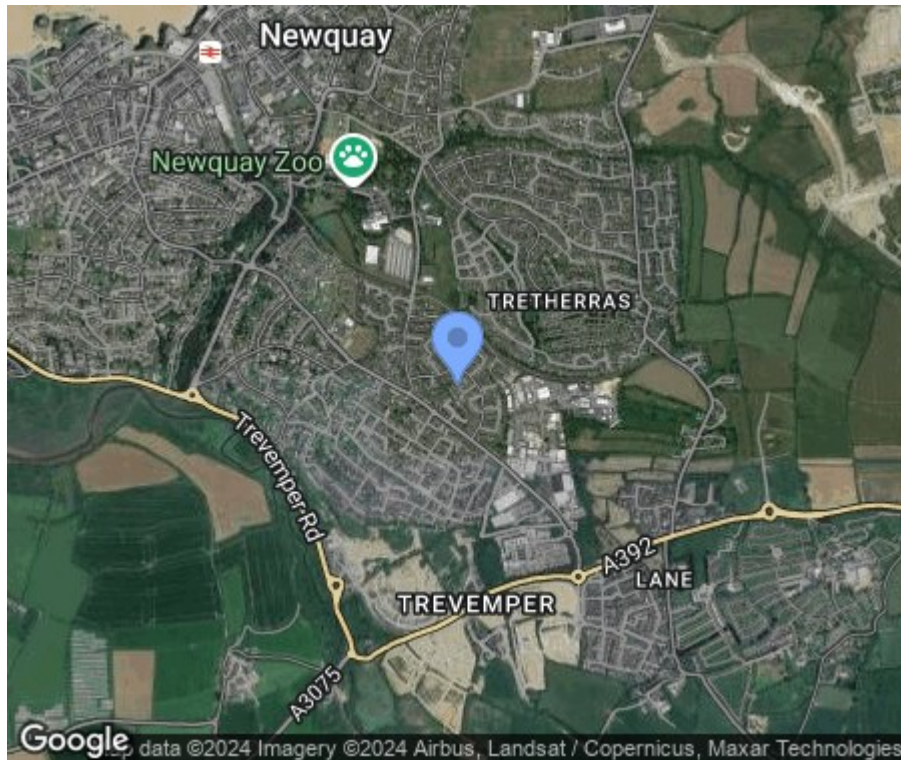
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 Agencies

A delightful two double bedroom semi-detached bungalow in a secluded cul-de-sac within the popular Treloggan estate. A recently fitted modern handleless kitchen. One driveway parking space in front of a single garage. level private rear garden with side access. No onward chain.

Guide Price £290,000 Freehold

Key Features

- NO ONWARD CHAIN
- Two double bedrooms
- Private, low maintenance level rear garden
- Single garage
- Mains electric, water and drainage
- Semi-detached bungalow
- Recently fitted modern handleless kitchen
- Driveway parking
- Popular cul-de-sac location
- Awaiting EPC





Entrance Hall

12'11" x 5'11" max (3.96m x 1.825m max)

(L-shaped)

UPVC pattern double glaze entrance door. Night storage heater. Storage cupboard housing water cylinder. Loft access.

Location

The popular Treloggan estate, with nearby local facilities including Morrison's and Lidl Supermarkets, Bishops Primary school and McDonalds. Within 750m is Newquay Waterworld, The Waves concrete skate park, Trenance park and gardens, an ever popular public house and Newquay Trampoline Park.

The town center, just a under a kilometer away, provides access to everything the it has to offer including the beautiful beaches. Treloggan falls comfortably within the catchment areas of Newquay's main secondary schools.

Kitchen/Diner

12'11" x 8'3" max (3.95m x 2.53m max)

Modern handleless fitted kitchen including base, wall and drawer units with work surfaces. Insect stainless steel sink unit with traditional style mixer tap and drainer. Integrated electric oven with Four ring electric hob above. On the counter space for washing machine space for fridge freezer.

Lounge

15'2" x 11'4" max (4.63m x 3.46m max)

aluminium sliding double glazed door leading to conservatory. Night storage heater.

Conservatory

12'8" x 8'6" max (3.87m x 2.61m max)

Triple aspect aluminium double glazed windows with aluminium double glaze sliding door leading to rear garden. Night storage heater.

Bedroom One

11'3" x 9'5" max (3.43m x 2.88m max)

UPVC double glazed window. Wall mounted electric heater.

Bedroom Two

9'9" x 9'3" max (2.99m x 2.82m max)

UPVC double glazed window. Wall mounted electric heater.

Bathroom

6'8" x 6'1" max (2.04m x 1.87m max)

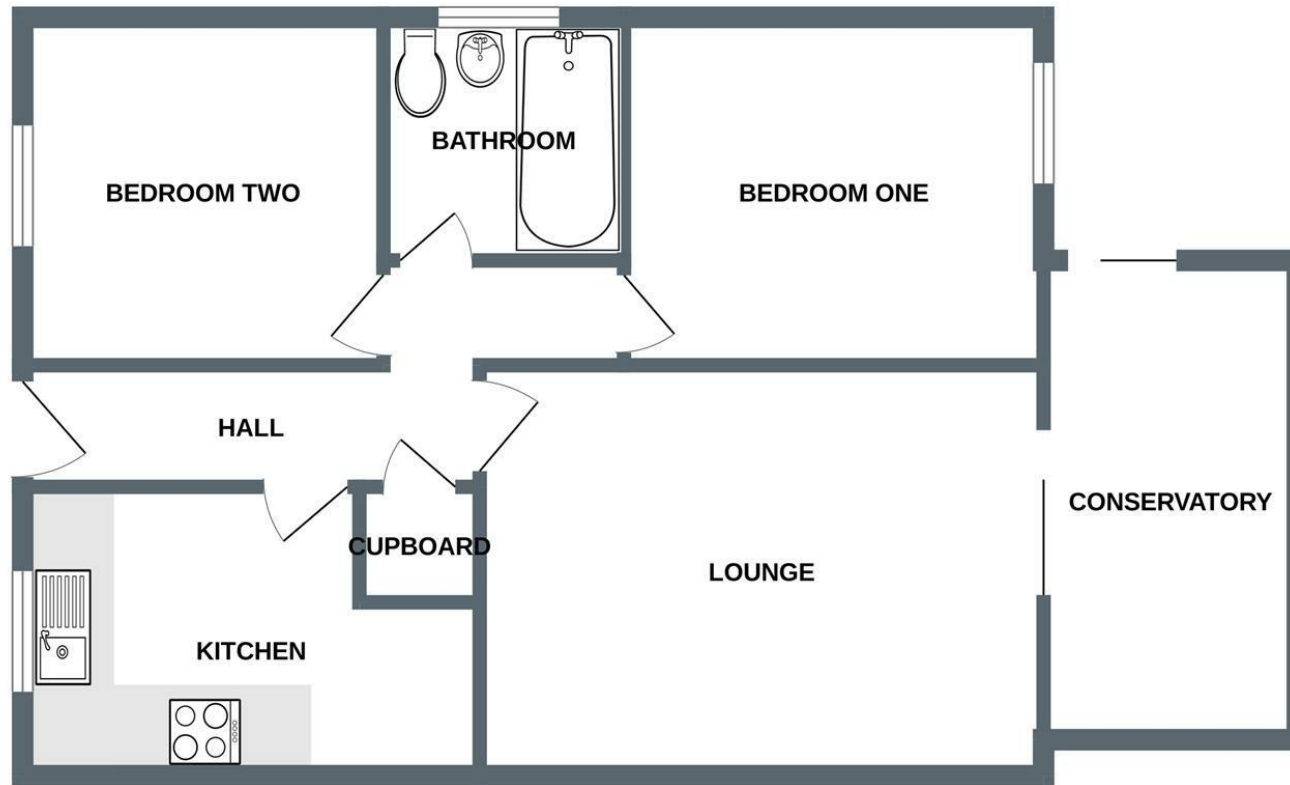
UPVC pattern double glazed window. Single panel bath unit with hot and cold taps and electric wall mounted shower with riser bar and handheld hose. Pedestal wash hand basin with hot and cold taps. close couple WC. Partially tiled walls.

Garage

Unable to measure at point of instruction

Single up and over garage door. Located in the middle of the garage block to the right of the bungalow.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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