



8, Parkland Close, Newquay, TR7 3ED

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Agencies

Welcome to Parkland Close, Newquay - a charming semi-detached house with great potential! This property boasts 3 bedrooms, 2 bathrooms, and a spacious reception. Situated in a desirable location, this house offers convenience and accessibility. With a garden and a garage, there is ample space for outdoor activities and storage. The private parking adds to the convenience of this property, making it a practical choice for those with vehicles. Although the house is in need of modernisation, this presents an exciting opportunity for you to put your personal touch on the property and create the home of your dreams. The electric heating ensures warmth and comfort during the colder months.

Offers In Excess Of £300,000 Freehold

Key Features

- GREAT LOCATION
- NO CHAIN
- PARKING
- GARAGE
- IN NEED OF UPDATING
- GARDEN
- THREE BEDROOMS

Location

8 Parklands is located on the outskirts of Newquay's town centre, close to the sought-after Nansledan area and the village amenities of St. Columb. Nearby, you'll find the popular Porth Beach. Local facilities include Morrisons and Sainsbury's supermarkets, a primary school, McDonald's, Newquay Waterworld and Leisure Centre, pubs, and Trenance Gardens. Newquay itself offers a wide range of shopping, schools, and a vibrant selection of bars, restaurants, and nightclubs. The town is also home to a historic fishing harbour and some of Europe's most beautiful coastline. Newquay has both bus and rail links to nearby areas, and Newquay Airport is around seven miles away.

Entrance Porch

Obscure single glazed door and window to the front elevation. Night storage heater. Stairs rising to the first floor with under stairs cupboard and doors leading to subsequent accommodation.

Cloakroom

7'8" x 4'0" (2.36 x 1.24)

Single glazed window to front aspect.

Lounge/Dining Room

21'10" max x 13'11" max (6.68 max x 4.25 max)

Double glazed window to front elevation. Double glazed doors to rear aspect. Two night storage heaters. Electric fire.





Utility room

3'11" x 8'4" max (1.21 x 2.56 max)

Double glazed windows to rear aspect. Space for electrical goods. Steel sink with drainer. Double glazed doors to rear aspect.

Kitchen

9'10" x 9'0" (3.01 x 2.76)

Wall-mounted heater. Fitted kitchen featuring a variety of wall, base, and drawer units with roll-top work surfaces. Inset sink with double taps and tiled splashback. Space available for a freestanding electric cooker, washing machine, and fridge-freezer. Single-glazed window to the rear and a single-glazed door leading to a double-glazed utility room.

Shower room

8'2" x 4'0" (2.49 x 1.24)

Obscured window to side aspect. Shower cubicle with overhead shower. Pedestal wash hand basin. Close coupled WC with cistern. Heated towel rail.

Landing

Storage heater. Access to loft. Airing cupboard.

Bedroom one

11'0" x 12'6" (3.36 x 3.82)

Double glazed window to front aspect.

Bedroom two

10'11" x 8'11" (3.33 x 2.73)

Double glazed window to rear aspect.

Bedroom three

8'11" max x 9'1" (2.73 max x 2.77)

Double glazed window to front aspect.

W/C

5'6" x 3'0" (1.69 x 0.92)

Obscured window to rear aspect. Close coupled W/C.

Bathroom

5'6" x 5'7" (1.70 x 1.71)

obscured window to rear aspect. Panelled bath. Hand wash basin with close coupled W/C. Heated towel rail.

Outside

At the front of the property, there is parking for one car and a grassed area with mature shrubs and bushes. The rear garden is primarily laid to lawn, featuring mature borders and a path leading to the rear exit and garage.

Garage

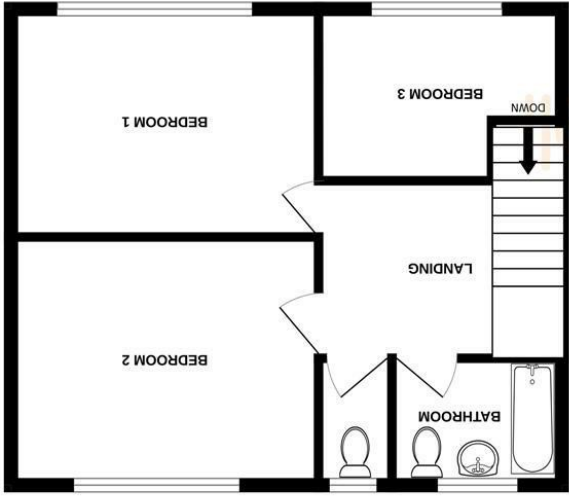
7'6" x 15'8" (2.29 x 4.78)

Up and over door.

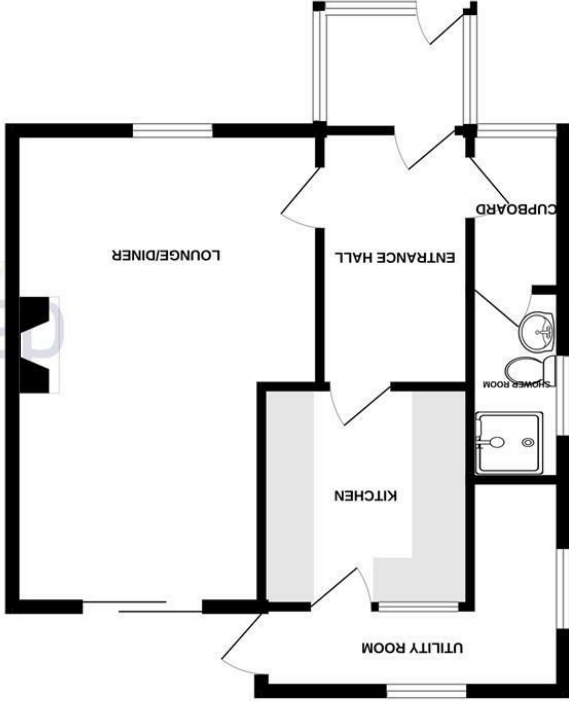
Services

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

Council tax band D



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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	
England & Wales		
EU Directive 2002/91/EC		
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		
33		
80		

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