



14, Chynance Drive, Newquay, TR7 2AA

david ball
Agencies

CHAIN FREE. Situated in a sought after location close to Newquay town centre enjoying views over the River Gannel tidal estuary. The versatile accommodation is currently laid out over two floors with a former annexe which could be further enhanced by incorporating into the main property or a self contained unit with a income potential, subject to relevant building regulations and planning permissions. Early viewing is highly recommended.

Offers In The Region Of

Key Features

- Far Reaching River Gannel & Countryside Views
- Off Street Driving Parking
- Close To Town Centre
- Workshop
- South Facing Rear Garden
- Sought After Location
- Gas Central Heating
- Early Viewing Is Highly Recommended

Location

This spacious detached family home is located within easy reach of Newquay town centre, the River Gannel Estuary and the world famous Fistral Beach. The property is situated on a regular bus route and local facilities include a range of shopping, schooling and banking facilities as well as an array of fashionable bars and 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.

Entrance Hall

Double glazed obscure door and window to the front elevation. Storage cupboard. Wooden single glazed door to the entrance hall.

Shower Room

Obscure double glazed window to the side elevation. Shower cubical with a electric overhead shower with screen. Close coupled WC with dual flush. Pedestal wash hand basin. Part tiled walls . Radiator.

Bedroom Three

Double glazed window to the front elevation. Radiator. Under stairs storage cupboard.





Lounge

Double glazed window to the rear elevation. Radiator. Fireplace. Door to

Dining Room / Bedroom Four

Dual aspect double glazed windows. Double glazed door to the side elevation, Radiator. Fitted wardrobe.

Kitchen Breakfast Room

Double glazed window to the front elevation. Double glazed door to the side elevation leading to the side entrance hall. A fitted kitchen with a range of base wall and drawer units with roll top work surfaces over. Inset one and quarter stainless steel sink unit with mixer tap. A space for a free standing electric oven, fridge freezer and washing machine.

Utility

Stairs rising to the first floor. Storage cupboard. Doors to subsequent accommodation.

Side Entrance Hall

Dual aspect double glazed doors. Double glazed window to the rear. Stairs rising to workshop.

Workshop

Single glazed window to the front elevation. Power connected

Bedroom One

Double glazed window to the rear elevation enjoying views over the Gannel tidal estuary, Radiator. Fitted wardrobes.

Bedroom Two

Double glazed window to the front elevation, Pedestal wash hand basin. Radiator. Fitted wardrobe.

Shower Room

Obscure double window to the side elevation. Corner shower cubical with a electric overhead shower. Wash hand basin and WC set within a vanity unit. fully tiled walls. Heated towel rail.

Externally

To the front of the property is a driveway providing off street parking. The front garden is laid mainly to lawn hedged borders along with Cornish palms. To the rear the south facing enclosed garden is again laid mainly to lawn, with a paved patio.

Annexe / Garden Room

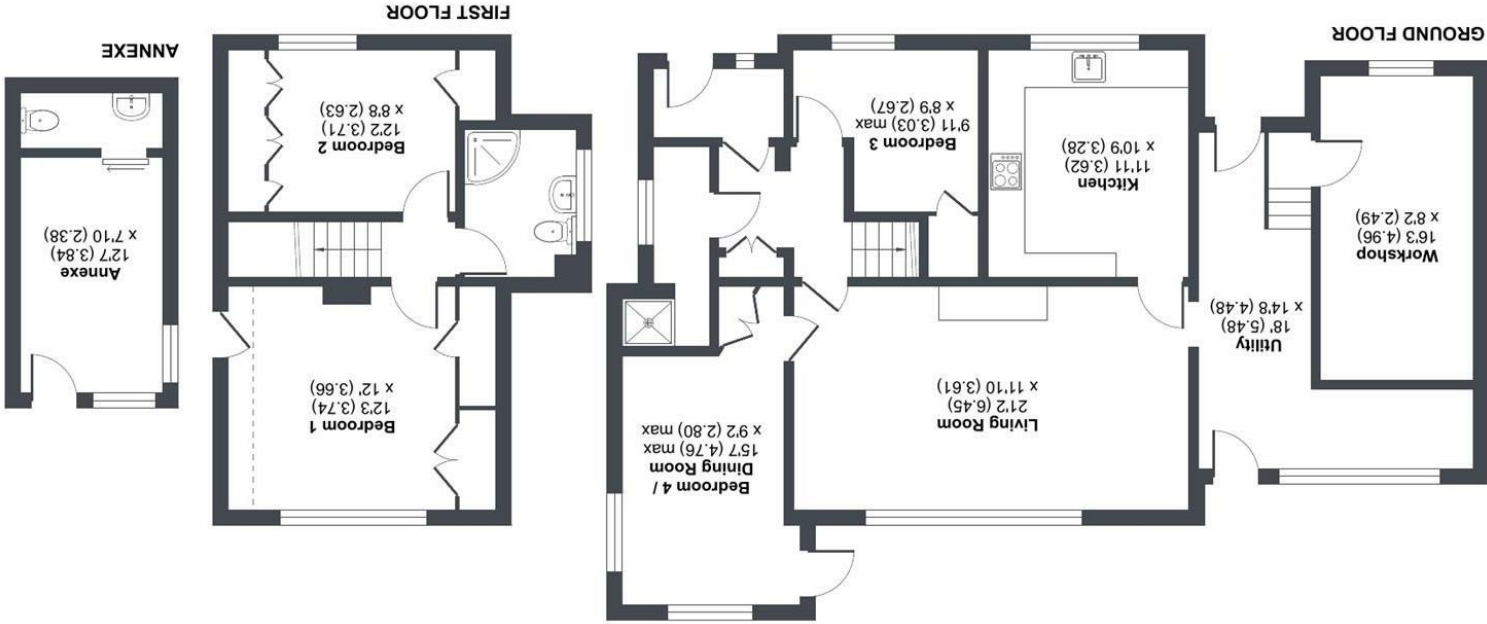
Double glazed door and window to the rear elevation. Radiator. Door to cloakroom.

Cloakroom

Close coupled WC with dual flush. Pedestals wash hand basin,.

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Approximate Area = 1432 sq ft / 133 sq m
Limited Use Area(s) = 16 sq ft / 1.4 sq m
Annexe = 123 sq ft / 11.4 sq m
Total = 1571 sq ft / 145.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. REF: 1263748



Energy Efficiency Rating		
Current	Potential	
64	70	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(62 plus)	
B	(61-81)	
C	(60-80)	
D	(55-65)	
E	(50-54)	
F	(41-39)	
G	(1-20)	
Not energy efficient - higher running costs		

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