

77 Trenance Road, Newquay, Cornwall TR7 2LT



DETACHED 2 BEDROOM BUNGALOW CLOSE TO CENTRAL NEWQUAY WITH AMPLE PARKING, THREE CAR GARAGES, GARDENS AND POTENTIAL TO EXTEND/IMPROVE

- Detached 2 bedroom bungalow
- Double garage, single garage and workshop
- Requiring refurbishment and modernisation
- Elevated Trenance Valley views
- Gas central heating and double glazing
- Surrounding gardens
- Potential for expansion/garage development
- 4 Car parking driveway
- Convenient Town location
- Sold with vacant possession

Reduced To £350,000 Freehold

ROOM SIZES

KITCHEN

15'3 x 9'2

LOUNGE/DINER

26'4 x 12'8

BEDROOM 1

11'0 x 9'0

BEDROOM 2

10'2 x 9'2

BATHROOM

8'1 x 6'0

SINGLE GARAGE

18'4 deep x 10'3 wide. Power.

DOUBLE GARAGE

16'4 wide x 18'6 deep. Power & Water. Vehicle inspection pit.

STORE/WORKSHOP

15'4 x 7'10. Power & Water.

TENURE


FREEHOLD

SERVICES

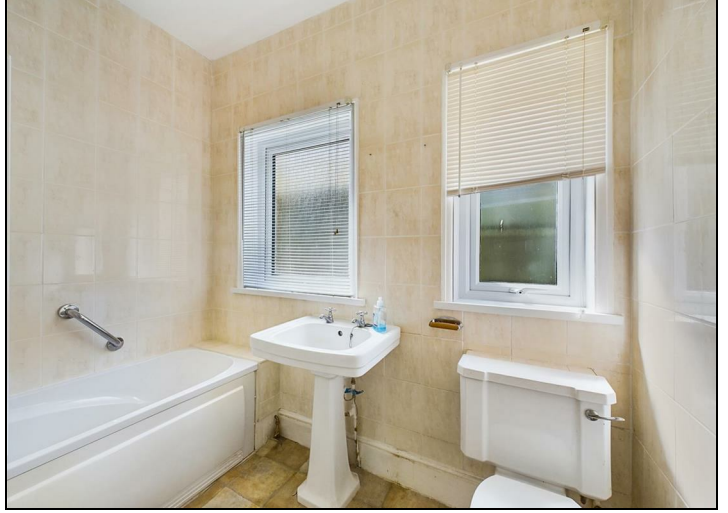
ALL MAINS

COUNCIL TAX

Band C

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







Approximate total area⁽¹⁾
74.29 m²
799.70 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Start & co

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