

39 Praze Road, Newquay, Cornwall TR7 3AF



RARE OPPORTUNITY TO BUY A DETACHED SPLIT LEVEL 4/5 BEDROOM CUL-DE-SAC HOUSE WITH SEA/BEACH VIEWS, A DOUBLE GARAGE AND A PRIVATE GARDEN IN THE COASTAL LOCATION OF LUSTY GLAZE A SHORT WALK FROM PORTH BEACH

- Detached spacious and flexible property
- Split levels on three floors with gallery landing
- Double garage and 2 driveways
- Stunning location a short walk from Lusty and Porth beaches
- Elevated views over Porth Beach and the sea/coast
- Gas central heating and Double Glazing
- Delightful sheltered enclosed rear garden
- 4-5 bedrooms, 2-3 receptions
- Requiring updating/re-modelling with great potential
- Contemporary re-design potential within the existing layout

Reduced To £695,000 Freehold

39 Praise Road represents a rare opportunity to buy a substantial detached house on the Lusty Glaze estate with views and a lovely private garden. The split level accommodation offers much potential for internal re-design and re-modelling, offering up to 5 bedrooms if required set in a generous plot with a delightful garden, double driveway parking and a large double garage. The property requires updating throughout but offers huge potential as a lovely detached coastal home near the sea on this peaceful and popular estate a short walk from both Lusty Glaze and Porth beaches. Offered for immediate purchase with no onward chain and vacant possession.

ENTRANCE HALLWAY

8'6 x 5'` 10 (2.59m x 1.52m` 3.05m)

KITCHEN

15'6 x 8'2 (4.72m x 2.49m)

DINING ROOM

15'6 x 9'4 (4.72m x 2.84m)

UTILITY ROOM

7'10 x 8'3 (2.39m x 2.51m)

GARDEN CONSERVATORY

19'4 x 9'9 (5.89m x 2.97m)

BEDROOM

16'10 x 11'10 (5.13m x 3.61m)

BEDROOM

8'9 x 7'2 (2.67m x 2.18m)

BEDROOM

8'10 x 8'7 (2.69m x 2.62m)

BATHROOM

8' x 7'4 (2.44m x 2.24m)

UPPER FLOOR LANDING

10'9 x 4'6 (3.28m x 1.37m)

LIVING ROOM

16'11 x 14'10 (5.16m x 4.52m)

MASTER BEDROOM

15'6 x 12'4 (4.72m x 3.76m)

WC

7'11 x 5'9 (2.41m x 1.75m)

TENURE

Freehold


SERVICES

All mains

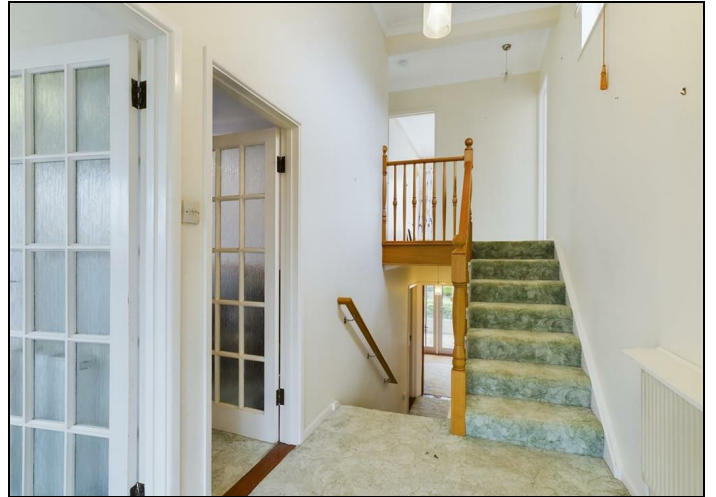
COUNCIL TAX

Band F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







GROUND AND LOWER FLOOR ACCOMMODATION

Approximate total area⁽¹⁾
132.50 m²
1426.18 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.

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UPPER FLOOR ACCOMMODATION

Approximate total area⁽¹⁾
49.34 m²
531.06 ft²

(1) Excluding balconies and terraces

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Start & co

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