

25 Pydar Close, Newquay, Cornwall, TR7 3BS



Detached 2 bedroom bungalow in a quiet cul-de-sac with sunny enclosed south facing rear gardens and long driveway parking. Located within easy walking distance of Chester Road shops and amenities.

- 2 double bedrooms
- Quiet residential road
- Driveway parking for 2-3 cars
- South facing rear garden
- Potential for single garage subject to PP
- Gas c/h and double glazing throughout

Reduced To £315,000 Freehold

Pydar Close is a well-maintained residential estate just 10 minutes walk from Porth Beach and Chester Road shopping complex. The area is very close to Newquay Junior Learning Academy, as well as Tretherras secondary school and has the popular Newquay Orchard and Newquay Sports Centre right on the doorstep with the main Newquay town an easy walk away.

Presented in good condition throughout, this 2 bedroom detached bungalow would suit a small family or those looking to downsize to a quiet residential area. Occupying a generous size plot, there is ample parking to the front of the property with space for a single garage, subject to the necessary Planning Permissions and Building Regulations.

Inside the property, the entrance porch with useful coat and shoe storage area, leads to the cosy front aspect lounge/diner.

The inner hall provides access to the 2 double bedrooms, one to the front and one to the rear, the bathroom and the kitchen, with a rear door leading to the delightful enclosed rear garden which faces south, enjoying all of the afternoon and evening sun.

PORCH
4' x 3'1 (1.22m x 0.94m)

LOUNGE/DINER
15'7 x 11'8 (4.75m x 3.56m)

KITCHEN
10'9 x 8'7 (3.28m x 2.62m)

BEDROOM
11'6 x 9'6 (3.51m x 2.90m)

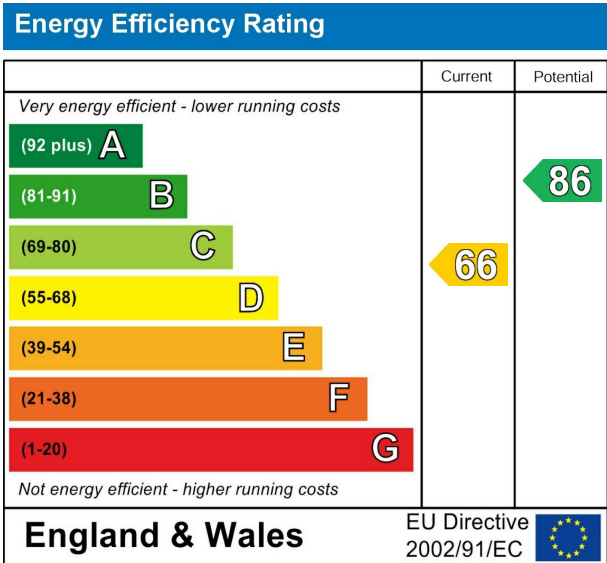
BEDROOM
10'6 x 8'7 (3.20m x 2.62m)

BATHROOM
6'6 x 5'6 (1.98m x 1.68m)

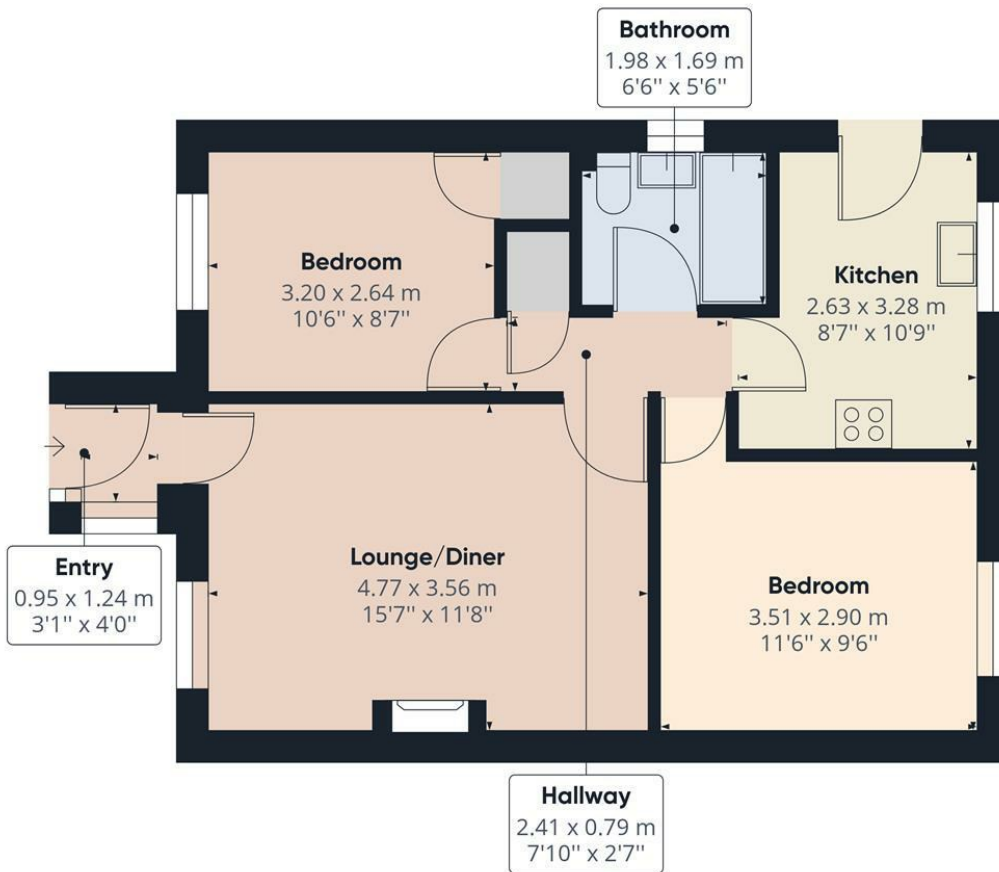
TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band C







Approximate total area⁽¹⁾
53.19 m²
572.53 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

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk