

45 Tredour Road, Newquay, Cornwall TR7 2EY



END OF TERRACE 3 BEDROOM EXTENDED HOUSE WITH A GARAGE AND SOUTH FACING GARDEN OVERLOOKING THE RIVER GANNEL

- 3 Bedroom extended house
- Large feature living room extension
- Stunning South facing River Gannel views
- Elevated decked terrace with River Gannel views.
- South facing rear garden
- Single garage in block
- Gas central heating, recent boiler
- Double glazing
- Open cell foam insulation
- OFFERED WITH NO CHAIN

Reduced To £310,000 Freehold

This former 2 bedroom house overlooking the River Gannel has been modified and extended with a large side modern extension creating a large feature lounge/diner with patio doors opening onto a large South facing elevated deck benefitting from glorious views over the River Gannel and surrounding countryside. The original lounge is now used as an extra bedroom, with two further bedrooms on the first floor. The rear porch has been converted to allow for a downstairs wc and the front entrance porch doubles as a utility/boot room.

The property is approached from Tredour Road where there is parking and a single garage in a block of garages. A gated path leads to the house through a small front garden with the South facing rear garden being set down from the house overlooked by the large decked terrace off the lounge, with lovely views. The house is offered with immediate vacant possession and no onward chain.

LOUNGE
16'2 x 14'9 (4.93m x 4.50m)

RIVER VIEW BALCONY DECK
22'3 x 11'7 (6.78m x 3.53m)

KITCHEN
14'7 x 7'7 (4.45m x 2.31m)

HALLWAY/UTILITY
11'3 x 3'4 (3.43m x 1.02m)

INNER HALLWAY
8'9 x 2'10 (2.67m x 0.86m)

GROUND FLOOR BEDROOM
11'5 x 8'10 (3.48m x 2.69m)

FIRST FLOOR LANDING

BEDROOM
8'10 x 4'4 (2.69m x 1.32m)

BEDROOM
8'9 x 7'7 (2.67m x 2.31m)


TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band B

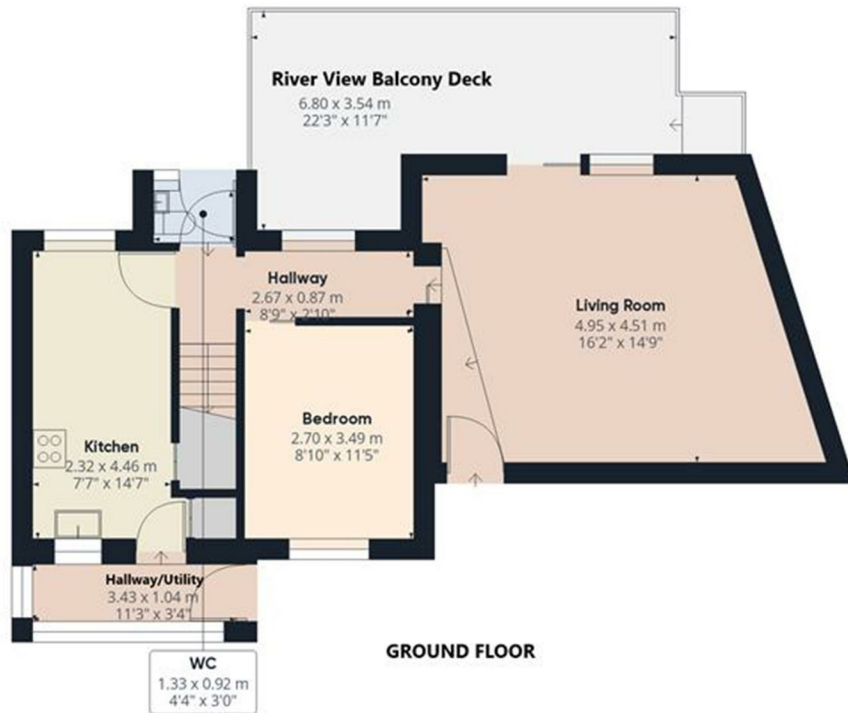
GARAGE
The garage is the third one from the right in the upper block of garages

MOBILE COVERAGE AND BROADBAND
Superfast: up to 36 Mbs
Mobile Signal: Very good
Source: OFCOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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