

43 Pendragon Crescent, Newquay, Cornwall TR7 2SS



**NO ONWARD CHAIN | GAS CENTRAL HEATING | Mid-terraced
2 double bedroom family home with an enclosed rear garden
and parking within walking distance of Newquay Town
Centre.**

- 2 double bedrooms
- Gas central heating & uPVC double glazing
- Well-proportioned living accommodation
- Great first time buy or rental investment
- Enclosed rear garden with rear access to Treloggan Road
- Designated parking space
- Potential rental income of £895pcm

Reduced To £210,000 Freehold

With its easy access to town, local supermarkets, schools and beaches, Pendragon Crescent is a favoured location amongst families and have always proven to be very strong rental investment as well as younger couples and first time buyers. The property has been rented out for a number of years and although it has basic interior decoration and fittings, is in good condition and has the benefit of gas central heating.

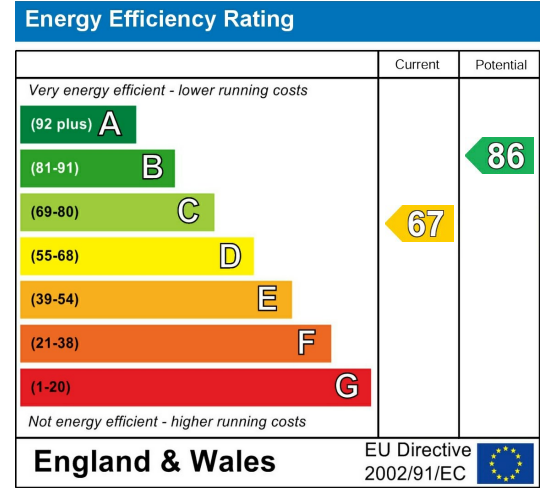
To the ground floor, a small entrance porch opens into the lounge which has the staircase ascending to the first floor and access through to the kitchen. The kitchen has a range of floor and wall mounted units with ample room for all the expected freestanding appliances with a further cupboard housing the gas combi boiler which provides the heating and hot water throughout. There is a rear door and window unit providing access to the rear garden.

To the first floor are 2 double bedroom both with built in storage and large windows, both the rooms are very capable of housing 2 single beds. In the middle is the bathroom which has a full length side panel bath and with electric shower and is floor to ceiling tiled throughout.

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band B





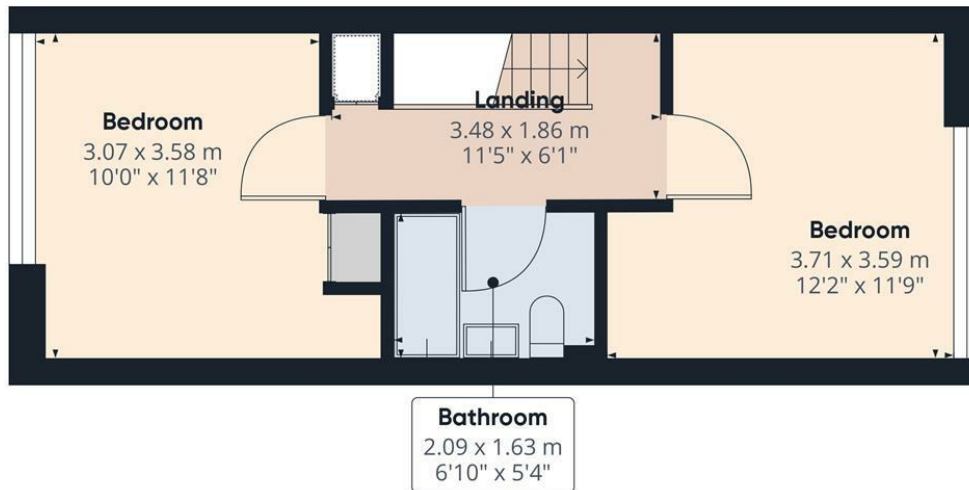


Approximate total area[®]

66.73 m²
718.26 ft²

Reduced headroom

1.32 m²
14.2 ft²



Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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