

3 Trevena Terrace, Newquay, TR7 1LD



MID TERRACED 2 BEDROOM HOUSE REQUIRING MODERNISATION A SHORT WALK FROM NEWQUAY HARBOUR IN THE TOWN CENTRE WITH A COURTYARD GARDEN, 2 RECEPTION ROOMS AND DOUBLE GLAZING

- 2 Double Bedrooms (formerly 3)
- Low maintenance Courtyard Garden
- Requiring modernisation
- 2 Reception Rooms
- Town Centre Location
- Double Glazing
- Short walk to Harbour, Beaches and Shops

Reduced To £260,000 Freehold

LIVING ROOM 1

13'8" x 15'2" (4.18 x 4.63)

LIVING ROOM 2/ DINING ROOM

10'11" x 13'3" (3.33 x 4.04)

KITCHEN

9'6" x 9'1" (2.91 x 2.79)

BEDROOM 1

11'3" x 15'1" (3.43 x 4.6)

BEDROOM 2

10'11" x 9'5" (3.33 x 2.89)

BATHROOM

9'5" x 6'1" (2.88 x 1.87)

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band B

HEATING NOTE

The house has an old form of gas central heating off a back boiler, but this has not been used for Years and is assumed to be not working/unsatisfactory. Prospective buyers should proceed on the basis that the house does not have central heating and budget accordingly.

MOBILE & BROADBAND COVERAGE

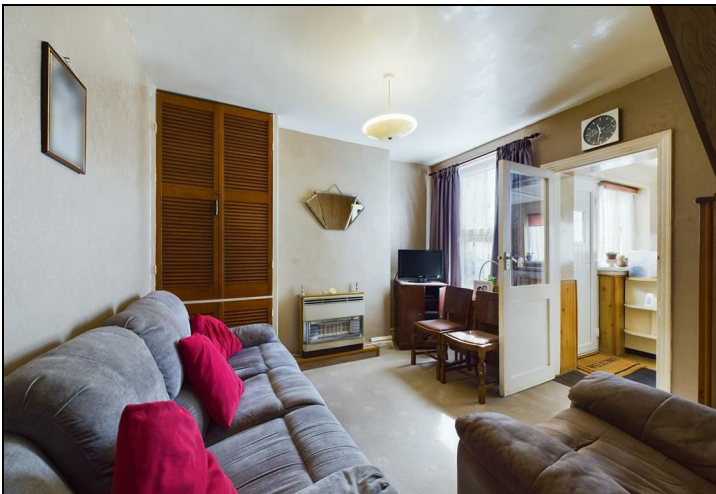
Highest available download speed:

Ultrafast: up to 1000 Mbs

Mobile Signal: Likely

(Source: OFCOM)

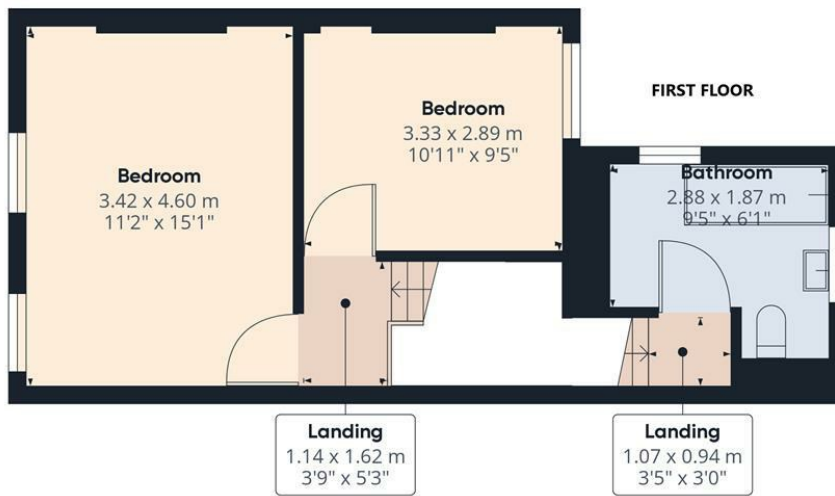
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾
76.73 m²
825.93 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

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