

## 7 Nathan Close, Newquay, TR7 2SP



**CUL-DE-SAC LOCATION | NO ONWARD CHAIN | Detached 3 bedroom bungalow tucked away at the end of a quiet cul-de-sac, with private garden, single garage and driveway parking.**

- 3 double bedrooms
- Quiet residential area
- Requiring some modernisation
- Lounge/diner
- Gas central heating & double glazing throughout
- Owned solar panels
- Single garage & driveway parking
- Close to bus services
- No onward chain

**Reduced To £375,000 Freehold**

Located at the end of this cul-de-sac in a popular residential area, within walking distance of local primary and secondary schools, and with access to town bus services, this bungalow would suit families or those looking to downsize to a quiet residential area.

The property is approached via the driveway to a side porch which provides useful storage for coats and shoes, with internal access to the garage and to door to leading to rear of the property. A further door leads to the kitchen, which is need of modernisation. The lounge/diner is located off the kitchen, with windows to the front and the rear providing plenty of light. The internal hallway provides access to the 3 bedrooms, shower room with toilet and separate WC.

Outside, a paved patio seating area to the front of the bungalow enjoys a sunny aspect with surrounding walls and hedging providing privacy. A pedestrian path leads to the side lawned garden with a paved access path to the rear of the property.

**SIDE PORCH**

16'6 x 3'1 (5.03m x 0.94m)

**KITCHEN**

10'1 x 9'7 (3.07m x 2.92m)

**LOUNGE/DINER**

10'5 x 11'6 (3.18m x 3.51m)

leading to:

**LOUNGE/DINER CONTINUATION**

21'6 x 9'5 (6.55m x 2.87m)

**INNER HALLWAY**

**BEDROOM 1**

15'1 x 10'7 (4.60m x 3.23m)

**BEDROOM 2**

11'10 x 10'5 (3.61m x 3.18m)

**BEDROOM 3**

11'10 x 10'2 (3.61m x 3.10m)

**SHOWER ROOM**

5'9 x 5'9 (1.75m x 1.75m)

**SEPARATE WC**

5'9 x 3'2 (1.75m x 0.97m)

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**

Band D

**BROADBAND & MOBILE COVERAGE AVAILABILITY**

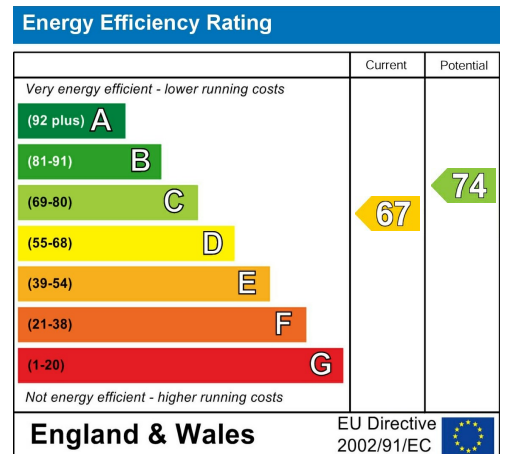
Fastest available download speed: Up to 14Mbps

Mobile Coverage: Likely

(Source: OFCOM)

**SOLAR PANELS**

The owner of the property benefits from a competitive FIT providing income of £2500/£3000 per annum with the benefit of free usage of the energy produced.









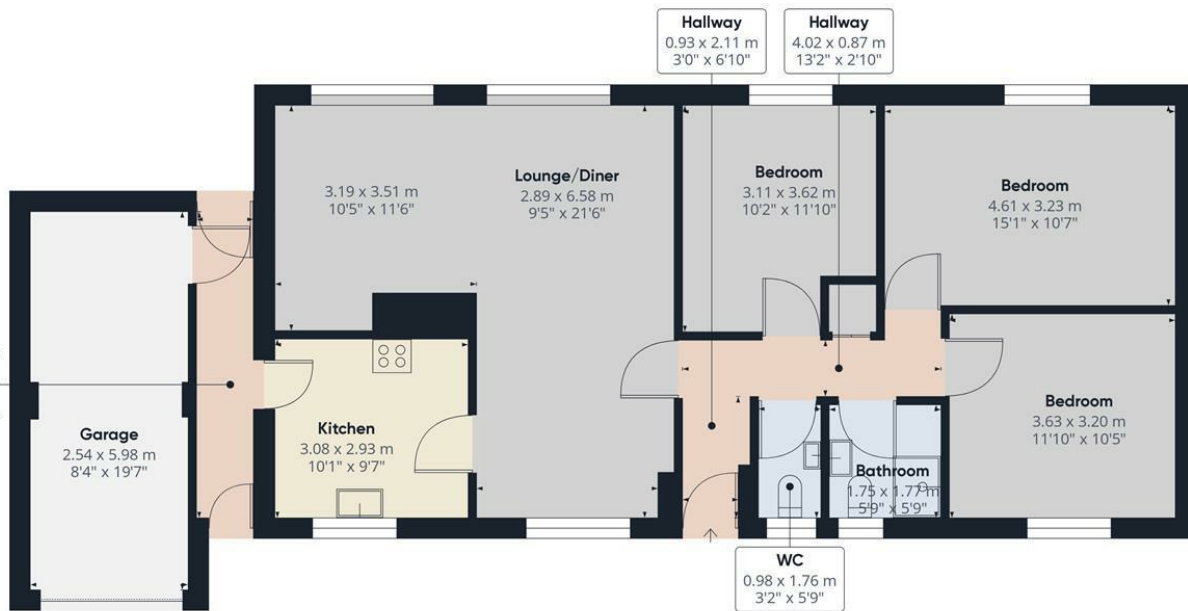


Approximate total area<sup>®</sup>  
109.33 m<sup>2</sup>  
1176.81 ft<sup>2</sup>

(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