

## 8 Eliot Court, Newquay, TR7 2QG



**REFURBISHMENT PROJECT | TOWN CENTRE LOCATION | SOUTH FACING REAR GARDEN | 3 Bedroom semi-detached house located just off the popular street Eliot Gardens with a parking space and paved fully enclosed rear garden with bags of potential for a great starter home or rental investment.**

- Open plan kitchen diner with door to rear garden
- Fully paved rear garden with side access
- Allocated parking space with potential for additional in the front garden
- 2 double and 1 single bedroom
- Gas central heating and uPVC double glazing (both require servicing)
- Popular location just 5 minutes' walk from the town centre

**Price £229,950 Freehold**

Eliot Close is a small cul-de-sac located off the very popular Eliot Gardens just a short walk from Newquay Town Centre. It's a nice quiet residential cul-de-sac within easy walking distance of schools, Trenance Boating Lake, River Gannel and Newquay Water World, ideal for families or younger couples.

Built in the late 80's/early 90's the property is of modern build, but requiring full refurbishment internally. The house offers a great opportunity to be in a town location with sunny enclosed private rear garden with the potential for a nice sunroom/extension to the rear.

The property is accessed through a small entrance vestibule which provides access to the lounge. Front aspect with a large window this provides a nice bright living area with access through to the kitchen diner. The kitchen is open plan across the rear of the property and has a large door unit with patio doors on to the rear garden. There is also a large understairs pantry cupboard and a wall mounted central heating boiler.

To the first floor are 2 double bedrooms and a further single bedroom with a shower room which is large enough to accommodate a bath if required.

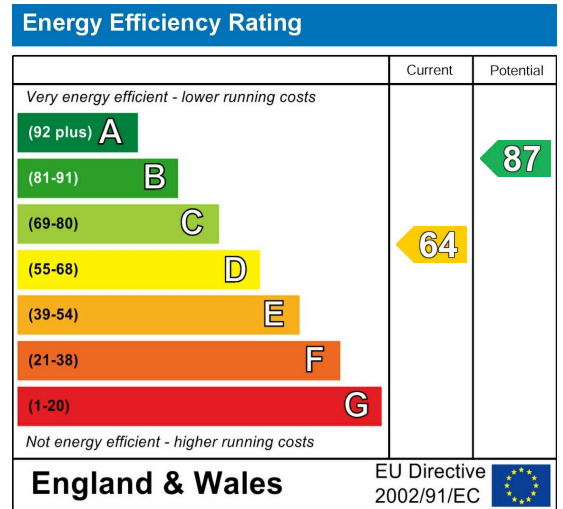
The outside front currently has a small garden but has potential for a secondary parking space with permission and has a side access path to the rear garden. The rear garden has been block paved throughout and would be maintenance free with a small amount of work.

**TENURE**  
Freehold

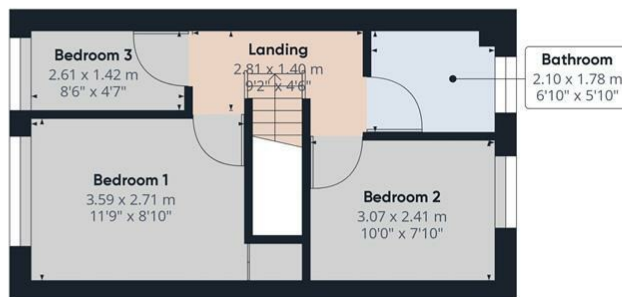
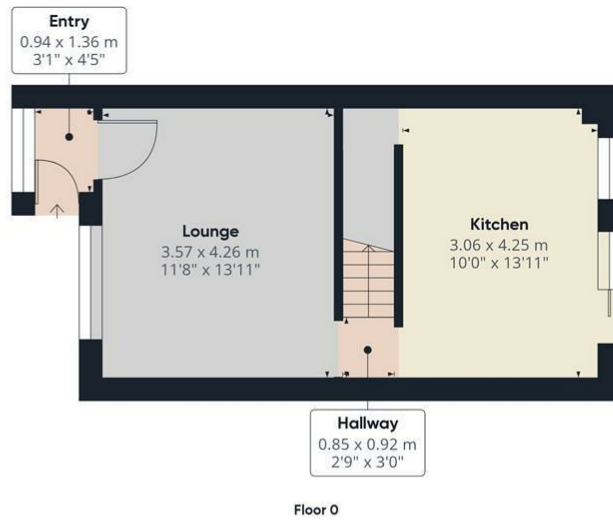
**SERVICES**  
All Mains

**COUNCIL TAX**  
Band B

**BROADBAND & MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: up to 69Mbps  
Mobile coverage: Likely  
(Source: OFCOM)







Approximate total area<sup>®</sup>  
63.7 m<sup>2</sup>  
685.69 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

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