

## 100 Bonython Road, Newquay, TR7 3DF



**DETACHED 3 BEDROOM BUNGALOW ON A PRIME PLOT AT LUSTY GLAZE  
REQUIRING FULL REFURBISHMENT OFFERING HUGE POTENTIAL INCLUDING  
POSSIBLE LOFT CONVERSION AND WITH A REAR VEHICULAR ACCESS OFF PORTH  
WAY OFFERING FURTHER POTENTIAL OPTIONS**

- 980 SQ FT - 3 Bedrooms, 2 Receptions
- Large plot with front garden
- Potential for additional parking/second garage/studio
- Rare opportunity with this plot
- Requiring full refurbishment
- Two tier rear garden with lower vehicle gate off Porth Way
- Highly sought after area, 600m to beach, close to schools
- Garage and large parking driveway
- HUGE POTENTIAL FOR EXPANSION/DEVELOPMENT
- Vacant Possession - no chain

**Price £460,000 Freehold**

This detached bungalow represents an increasingly rare opportunity to buy a project property on the ever popular and increasingly sought after Lusty Glaze estate, ripe for refurbishment, extension and possible development. This particular bungalow needs everything doing to it, but has loft conversion potential along with extension potential and is sat in a large residential plot off a quiet Bonython Road cul-de-sac with the added bonus of a unique additional lower level rear access off Porth Way. This additional vehicular access does not provide vehicle access to the bungalow or gardens at this level, but perhaps offers potential for additional parking, the construction of a one or two storey garage/workshop/studio or perhaps additional development (all subject to planning permission) and leaving the bungalow garden intact.

**HALLWAY**

4'8 x 2'10 (1.42m x 0.86m)

**LOUNGE**

13'9 x 11'10 (4.19m x 3.61m)

**DINING ROOM**

9'11 x 8'11 (3.02m x 2.72m)

**KITCHEN**

9'10 x 9'10 (3.00m x 3.00m)

**BEDROOM**

11' x 10'10 (3.35m x 3.30m)

**BEDROOM**

9'10 x 8'11 (3.00m x 2.72m)

**BEDROOM**

10'3 x 7'7 (3.12m x 2.31m)

**BATHROOM**

7'2 x 5'11 (2.18m x 1.80m)

**INNER HALLWAY**

10'1 x 4'11 (3.07m x 1.50m)

**GARAGE**

16'8 x 8'3 (5.08m x 2.51m)

**TENURE**

Freehold

**SERVICES**


Mains electricity, water and drainage

**COUNCIL TAX**

Band D

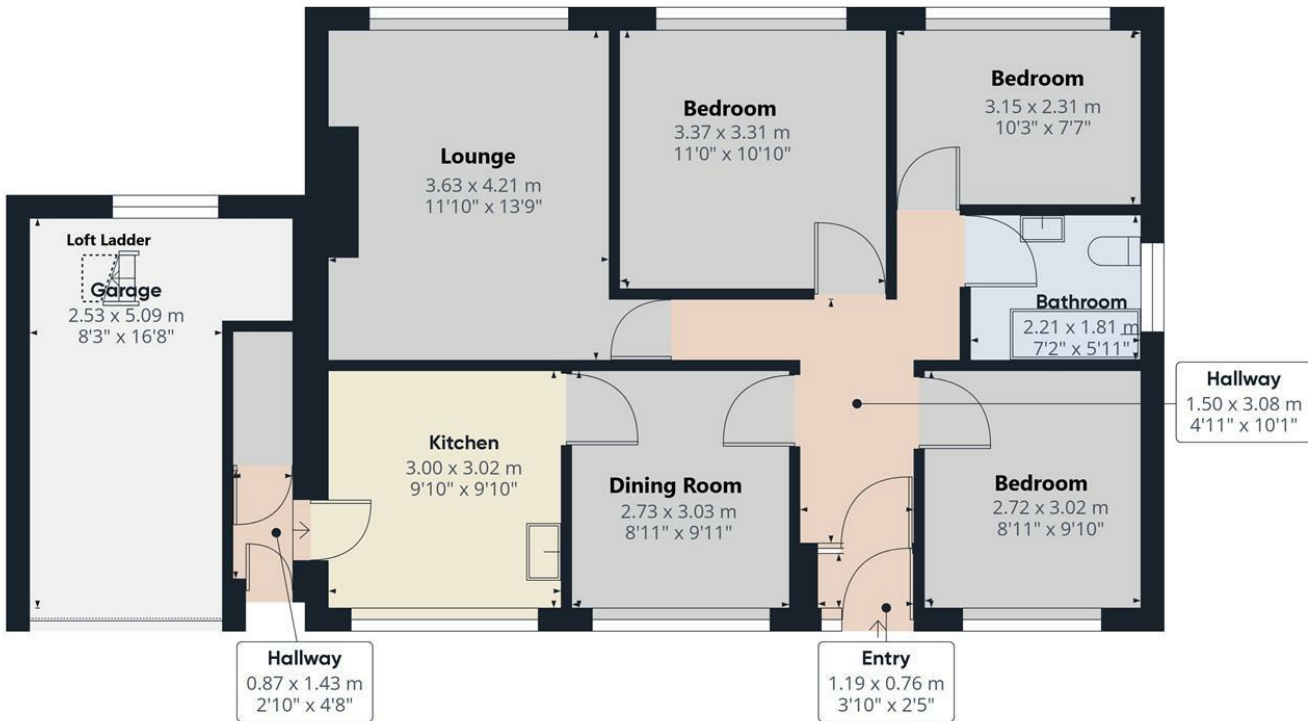
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 44Mbps  
Mobile coverage: Limited

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>16</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Approximate total area<sup>®</sup>

90.98 m<sup>2</sup>  
979.27 ft<sup>2</sup>

Reduced headroom

0.39 m<sup>2</sup>  
4.17 ft<sup>2</sup>

(1) 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

# Start & co

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