

## 8 Higher Well Close, Newquay, TR7 2JR



### **REFURBISHMENT PROJECT | SINGLE GARAGE IN BLOCK | One bedroom terraced bungalow in need of full refurbishment throughout, with gas central heating, double glazing, garden and garage.**

- Rear aspect double bedroom
- Gas central heating
- No onward chain
- Level rear garden
- Quiet residential road
- Single garage in block
- In need of complete refurbishment throughout

**Price £195,000 Freehold**

Located on a quiet residential road in Treloggan, this mid-terrace bungalow is in need of full refurbishment and briefly comprises of an entrance porch, front aspect lounge, kitchen, double bedroom and bathroom.

Externally, the property has a long lawned front garden and an enclosed level rear garden with pedestrian access gate. A single garage is located in a block close to the property and there is on street parking available, subject to availability.

**ENTRANCE PORCH**

5'2 x 4'10 (1.57m x 1.47m)

**LOUNGE**

12'4 x 12'11 (3.76m x 3.94m)

**BEDROOM**

11'4 x 9'10 (3.45m x 3.00m)

**KITCHEN**

10'11 x 8'6 (3.33m x 2.59m)

**BATHROOM**

6'10 x 5'5 (2.08m x 1.65m)

**INNER HALLWAY**

5'7 x 5'5 (1.70m x 1.65m)

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**

Band A

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**


Fastest available download speed: Up to 1000Mbps

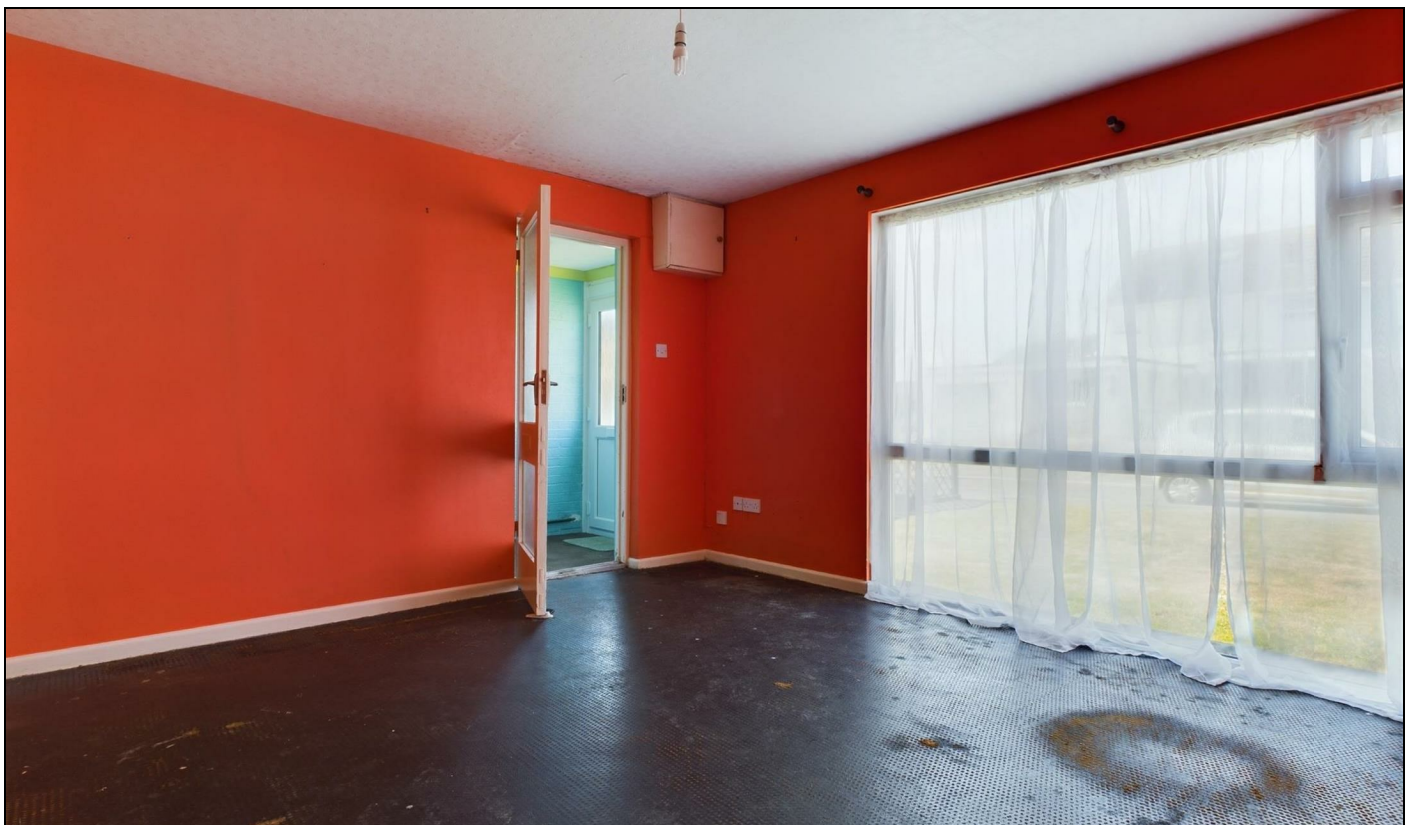
Mobile coverage: Likely/limited

(Source: OFCOM)

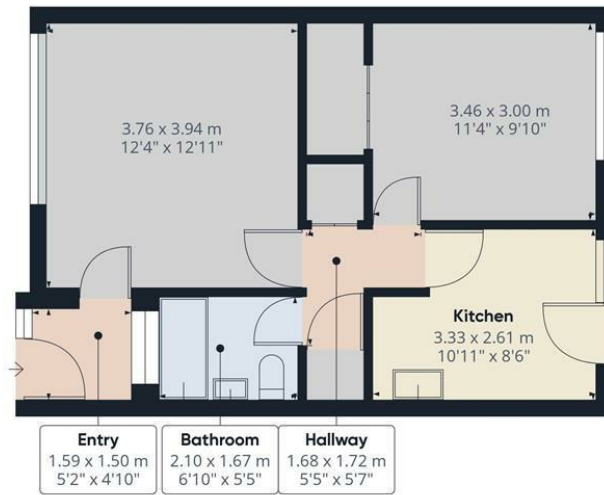
**ENERGY PERFORMANCE CERTIFICATE**

Rating awaited

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







Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
58.81 m<sup>2</sup>  
632.97 ft<sup>2</sup>



Floor 0 Building 2

(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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