

4 Arundel Way, Newquay, TR7 3BB



DETACHED 3 BEDROOM CORNER PLOT BUNGALOW WITH LOFT CONVERSION POTENTIAL IN NEED OF MODERNISATION AND REFURBISHMENT THROUGHOUT LOCATED ON THE POPULAR LUSTY GLAZE ESTATE

- Vacant possession with no chain
- Detached with detached garage and gated drive
- Large cut roof loft space/room with a front dormer
- Gas central heating and double glazing
- Surrounding corner plot gardens
- HUGE POTENTIAL
- 3 beds, 2 reception rooms. Kitchen/diner potential
- Requiring refurbishment throughout
- Popular location close to schools and beaches

Price £425,000 Freehold

ENTRANCE PORCH
4'10 x 3'1 (1.47m x 0.94m)

HALL
8'5 x 5' (2.57m x 1.52m)

LOUNGE
14'2 x 14' (4.32m x 4.27m)

DINING ROOM
11'10 x 8'3 (3.61m x 2.51m)

HALL
14'11 x 3'6 (4.55m x 1.07m)

KITCHEN
8'3 x 7'1 (2.51m x 2.16m)

REAR PORCH/UTILITY
6'8 x 5'10 (2.03m x 1.78m)

WC
2'7 x 5'10 (0.79m x 1.78m)

BAY FRONTED BEDROOM
14'2 x 14'2 (4.32m x 4.32m)

BEDROOM 2
12'8 x 8'11 (3.86m x 2.72m)

BEDROOM
7'10 x 8'7 (2.39m x 2.62m)

BATHROOM
8'7 x 4'9 (2.62m x 1.45m)

REAR HALL
13'11 x 2'7 (4.24m x 0.79m)

LOFT SPACE
19'7 x 9'9 (5.97m x 2.97m)

GARAGE
15'1 x 11 (4.60m x 3.35m)

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band D


MUNDIC
The property will require a mundic test due to the approximate age of construction. The vendor will pay 50% of the associated costs.

LOFT NOTE
The loft is currently only accessible via a pull-down loft ladder, there is no staircase in the property. An upper loft conversion would be subject to planning permission and building regulation approval.

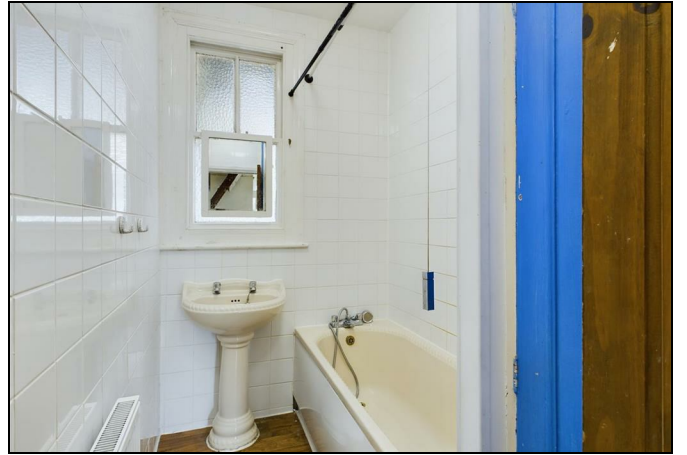
GAS SAFETY
The boiler has a gas safety certificate dated 15th August 2023

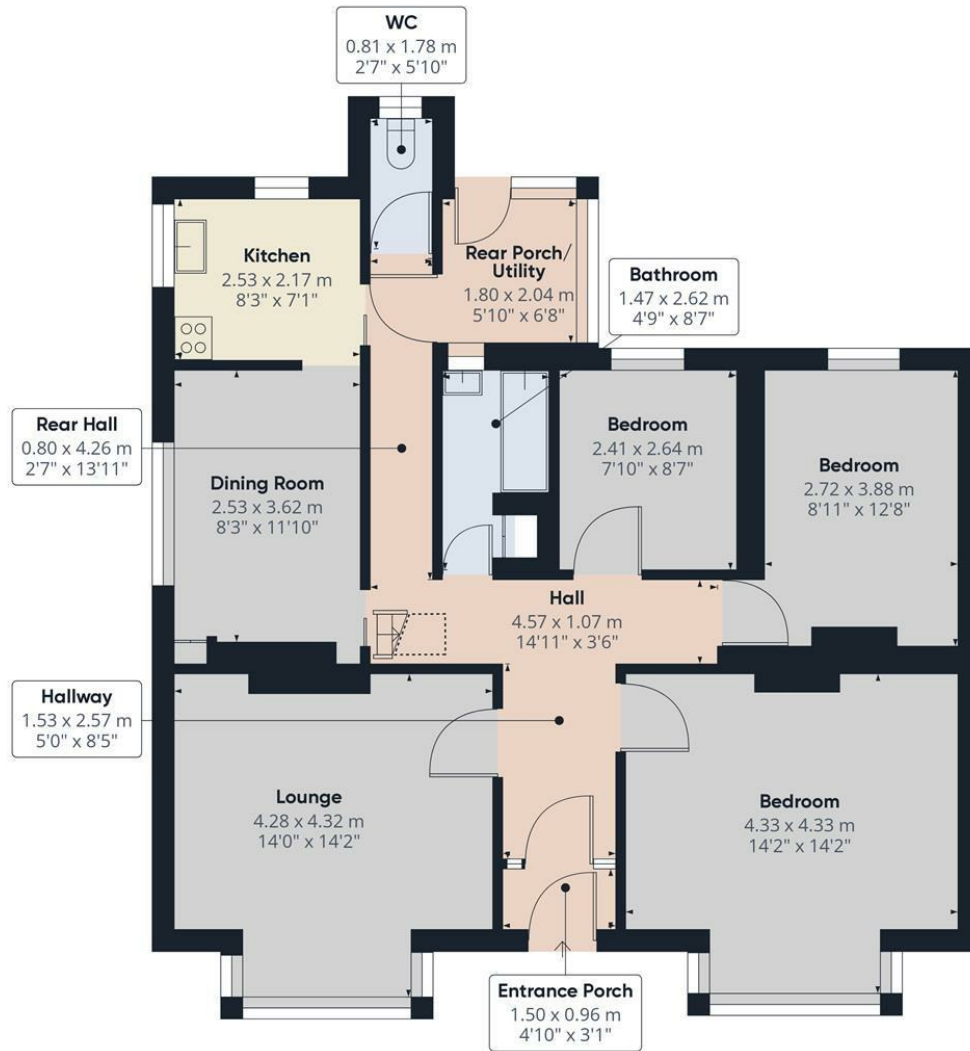
EICR
The property has a SATISFACTORY electrical installation condition report dated 22nd July 2021

BROADBAND AND MOBILE COVERAGE

Energy Efficiency Rating		Current	Potential
Fast			
Mob			
(Sol			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	







Floor 0 Building 1

Approximate total area⁽¹⁾

90.22 m²
971.11 ft²

Reduced headroom

0.48 m²
5.2 ft²

(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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