

19 Ennors Road, Newquay, TR7 1RB



REFURBISHMENT PROJECT | NO ONWARD CHAIN | 3 bedroom terraced house in town centre location, with garden and parking. Requiring full refurbishment throughout, offering great potential including loft conversion, subject to the necessary planning consents.

- Attractive residential road in town centre location
- Enclosed rear garden
- Offered for sale with no onward chain
- 3 bedrooms with loft conversion potential
- Off street parking and residents permits
- Short walk to town beaches
- IN NEED OF FULL REFURBISHMENT
- Gas central heating

Reduced To £315,000 Freehold

Tree-lined Ennors Road, with no thoroughfare and residents only permit parking, has become one of the most favoured streets in central Newquay. A quiet residential road, just a stones throw from the town centre and beaches and yet with easy reach of popular primary and secondary schools, it's a great location for families.

The property offers fantastic potential to be turned into a great family home. Requiring full refurbishment, the current accommodation briefly comprises of a hallway entrance, leading into the lounge, dining room, kitchen and ground floor wet room. The staircase ascends to the split level first floor landing, with bathroom and WC to one side of the landing and the 3 bedrooms to the other. Although currently a 3 bedroom house, 19 Ennors Road has the potential to convert the loft to create an additional bedroom enjoying elevated sea views to the rear.

Outside there is an enclosed paved patio with pedestrian gate leading to the parking for the property. Residents can also apply for a permit to park on Ennors Road.

HALLWAY

9'4 x 3'1 (2.84m x 0.94m)

LIVING ROOM

10'10 x 12'4 (3.30m x 3.76m)

DINING ROOM

10'3 x 10'6 (3.12m x 3.20m)

KITCHEN

10' x 7' (3.05m x 2.13m)

INNER HALLWAY

9'11 x 3'9 (3.02m x 1.14m)

WET ROOM

9'5 x 4'6 (2.87m x 1.37m)

FIRST FLOOR LANDING

5'2 x 5'9 (1.57m x 1.75m)

BEDROOM

10'11 x 10'3 (3.33m x 3.12m)

BEDROOM

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

BEDROOM

7'10 x 5'7 (2.39m x 1.70m)

BATHROOM

6'3 x 6'3 (1.91m x 1.91m)

WC

6'5 x 2'6 (1.96m x 0.76m)

LOFT

18'3 x 6'6 (5.56m x 1.98m)

TENURE

Freehold

SERVICES

All mains

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1000Mbps

Mobile Coverage: Likely/limited

(Source: OFCOM)

COUNCIL TAX

Band C

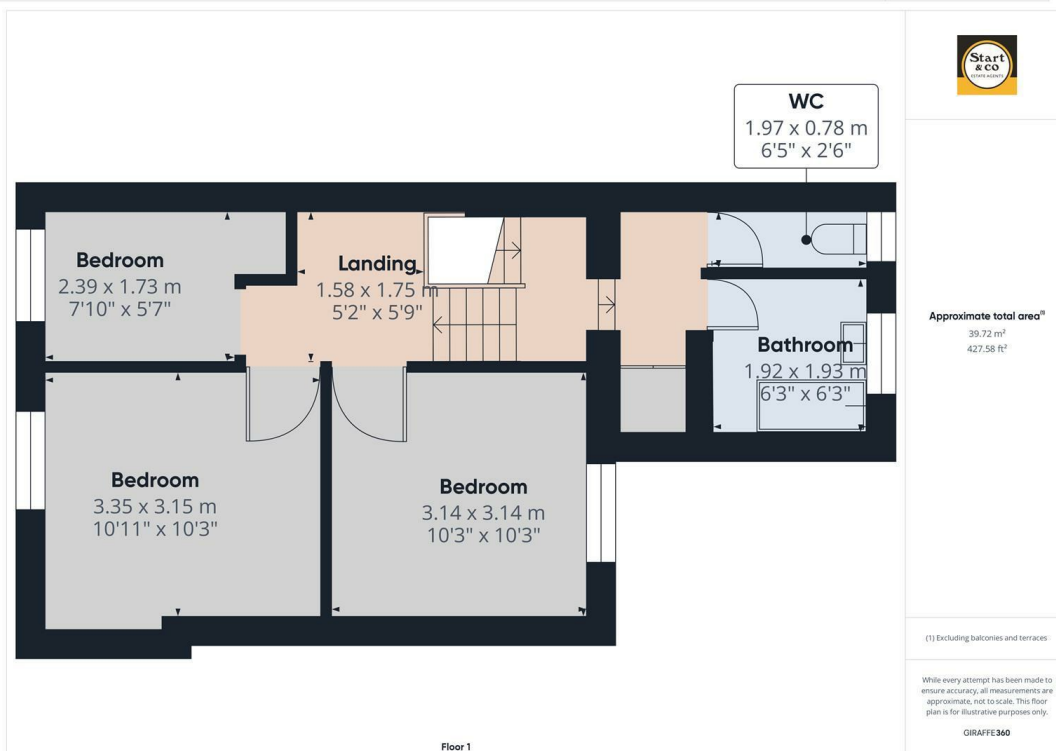
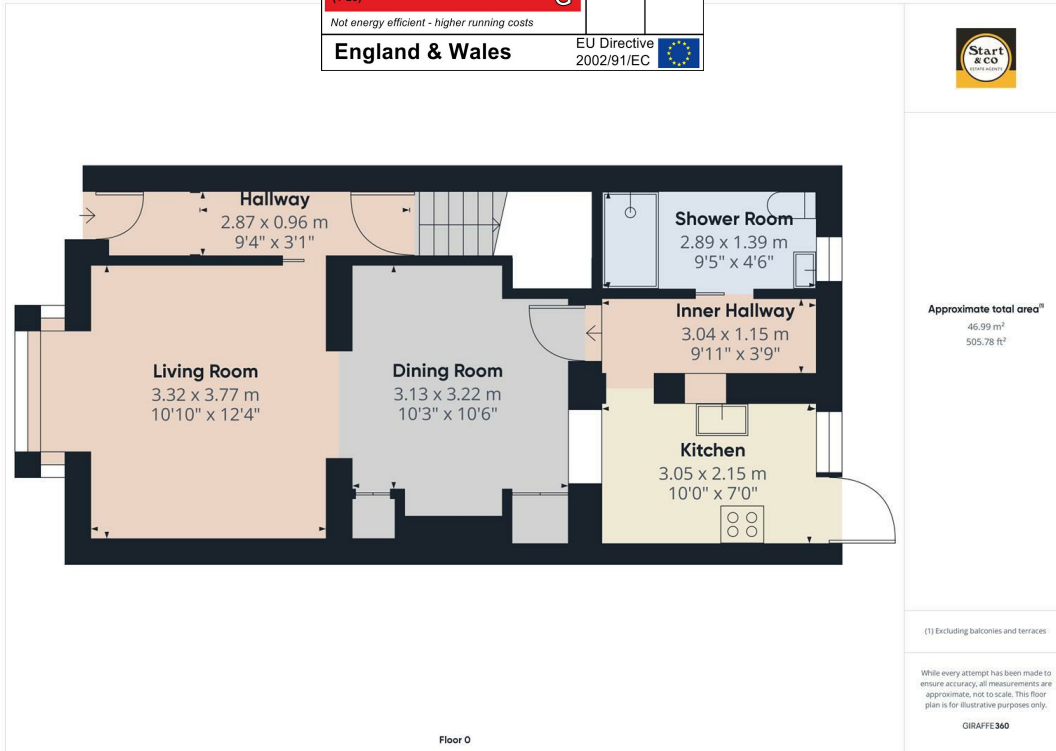
MUNDIC

There is an existing Mundic report dated April 2016 for the property. Class A - mortgageable.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Start & co

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