

## 26 Billings Drive, Newquay, TR7 2SQ



**REFURBISHMENT PROJECT | HIGHLY DESIRABLE LOCATION | Large detached 5 bedroom home on prime residential road, with enclosed level rear garden, garage and driveway parking. Offered for sale with no onward chain.**

- REQUIRING FULL REFURBISHMENT THROUGHOUT
- 5 bedrooms, (one ground floor, 4 first floor)
- Approx 1200 sq ft of living accommodation
- Rare opportunity in extremely sought-after residential road
- Garage and driveway parking
- Well-proportioned rooms
- Cul-de-sac position
- Enclosed level rear garden
- Vacant possession - no onward chain

**Reduced To £425,000 Freehold**

Located in a quiet cul-de-sac position on Billings Drive, with no thoroughfare, this large detached house offers fantastic potential to be turned into a wonderful family home, close to local primary and secondary schools as well as Newquay town centre and amenities.

**HALLWAY**

15'2 x 8'6 (4.62m x 2.59m)

**LOUNGE**

15'4 x 12'1 (4.67m x 3.68m)

**DINING ROOM**

12'1 x 10'7 (3.68m x 3.23m)

**KITCHEN**

13'10 x 11'1 (4.22m x 3.38m)

**GROUND FLOOR BEDROOM/SECOND RECEPTION ROOM**

10'7 x 9'3 (3.23m x 2.82m)

**GROUND FLOOR BATHROOM**

7'9 x 6'2 (2.36m x 1.88m)

**FIRST FLOOR LANDING**

**BEDROOM**

12' x 7'7 (3.66m x 2.31m)

**BEDROOM**

7'8 x 9'8 (2.34m x 2.95m)

**BEDROOM**

10'3 x 6'7 (3.12m x 2.01m)

**BEDROOM**

9'7 x 4'2 (2.92m x 1.27m)

**BATHROOM**

8'4 x 7'6 (2.54m x 2.29m)

**GARAGE**

20'3 x 9'3 (6.17m x 2.82m)

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**


Band D

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

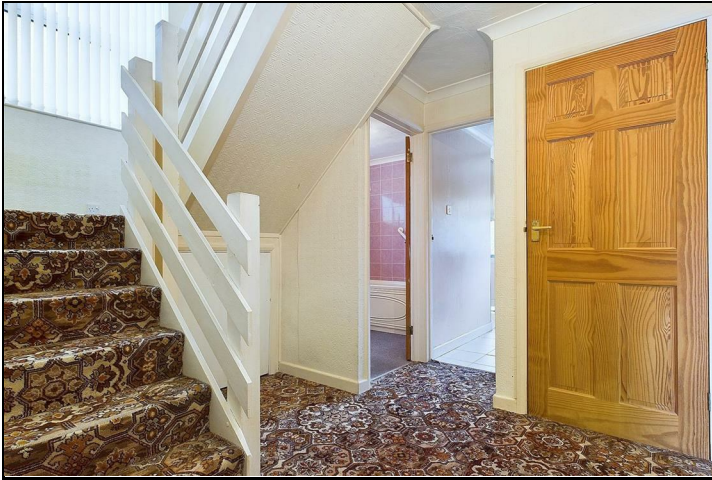
Fastest available download speed: up to 42Mbps

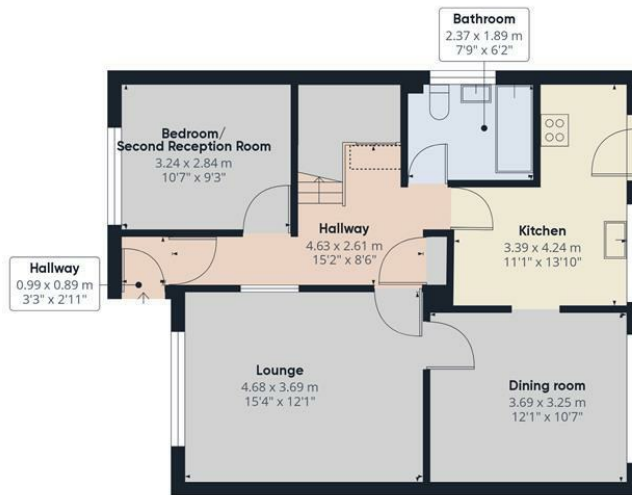
Mobile coverage: Likely/limited

(Source: OFCOM)

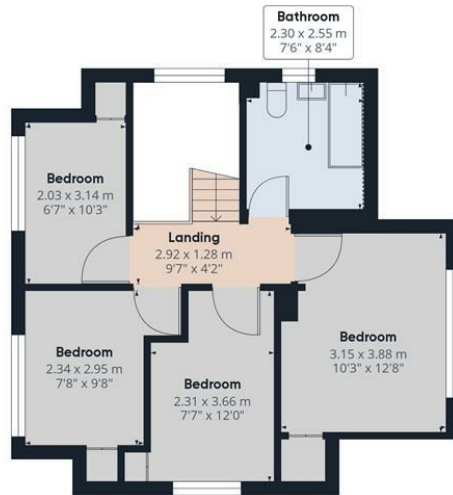
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

111.37 m<sup>2</sup>  
1198.78 ft<sup>2</sup>

Reduced headroom

0.59 m<sup>2</sup>  
68.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Start & co

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