

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 £399,950 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

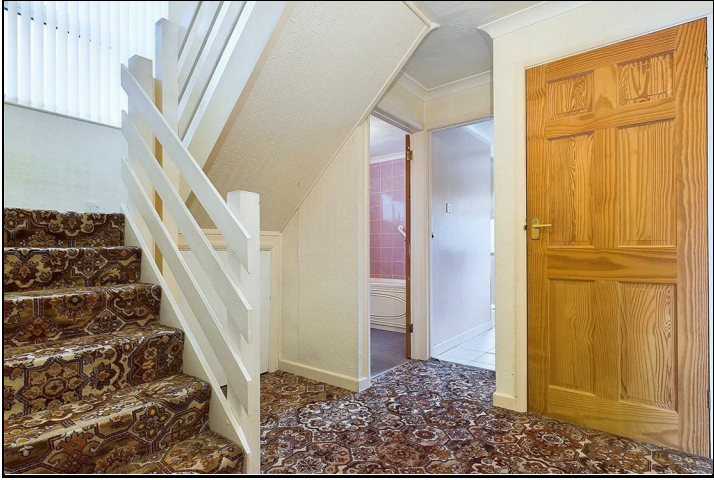
Band D

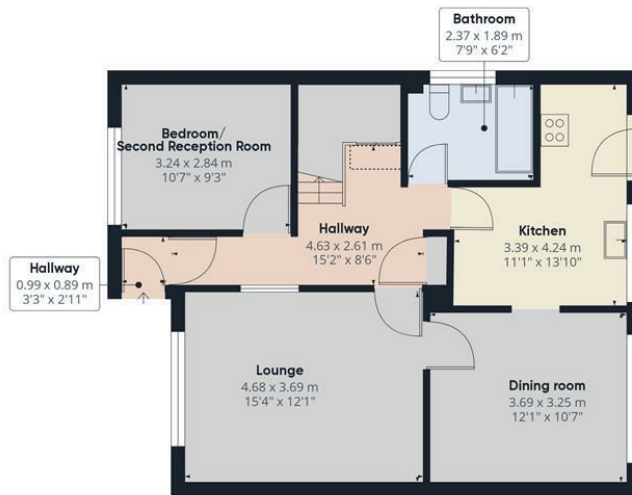
BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 42Mbps
Mobile coverage: Likely/limited
(Source: OFCOM)

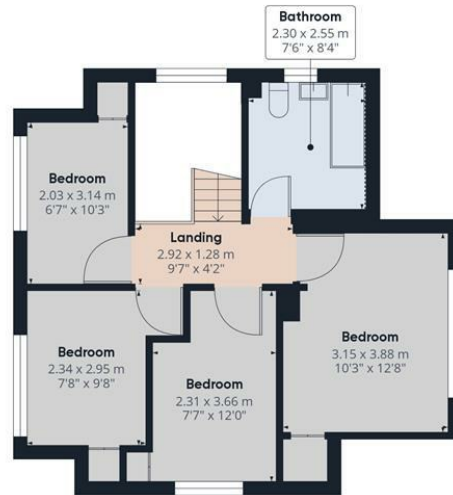
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

111.37 m²
1198.78 ft²

Reduced headroom

0.59 m²
68.78 ft²

(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

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk