

## 56 Cheviot Road, Newquay, TR7 2EQ



**CUL-DE-SAC | REFURBISHMENT PROJECT | Link-detached 2 bedroom house in Newquay requiring full refurbishment throughout, with enclosed front and rear gardens. Offered for sale with no onward chain.**

- Full refurbishment project
- Great location for buy to let or family home
- Vacant possession - no onward chain
- Quiet cul-de-sac location
- Gas central heating and double glazing
- Enclosed gardens to the front and rear
- Within walking distance to town and beaches
- Rear aspect lounge

**Price £210,000 Freehold**

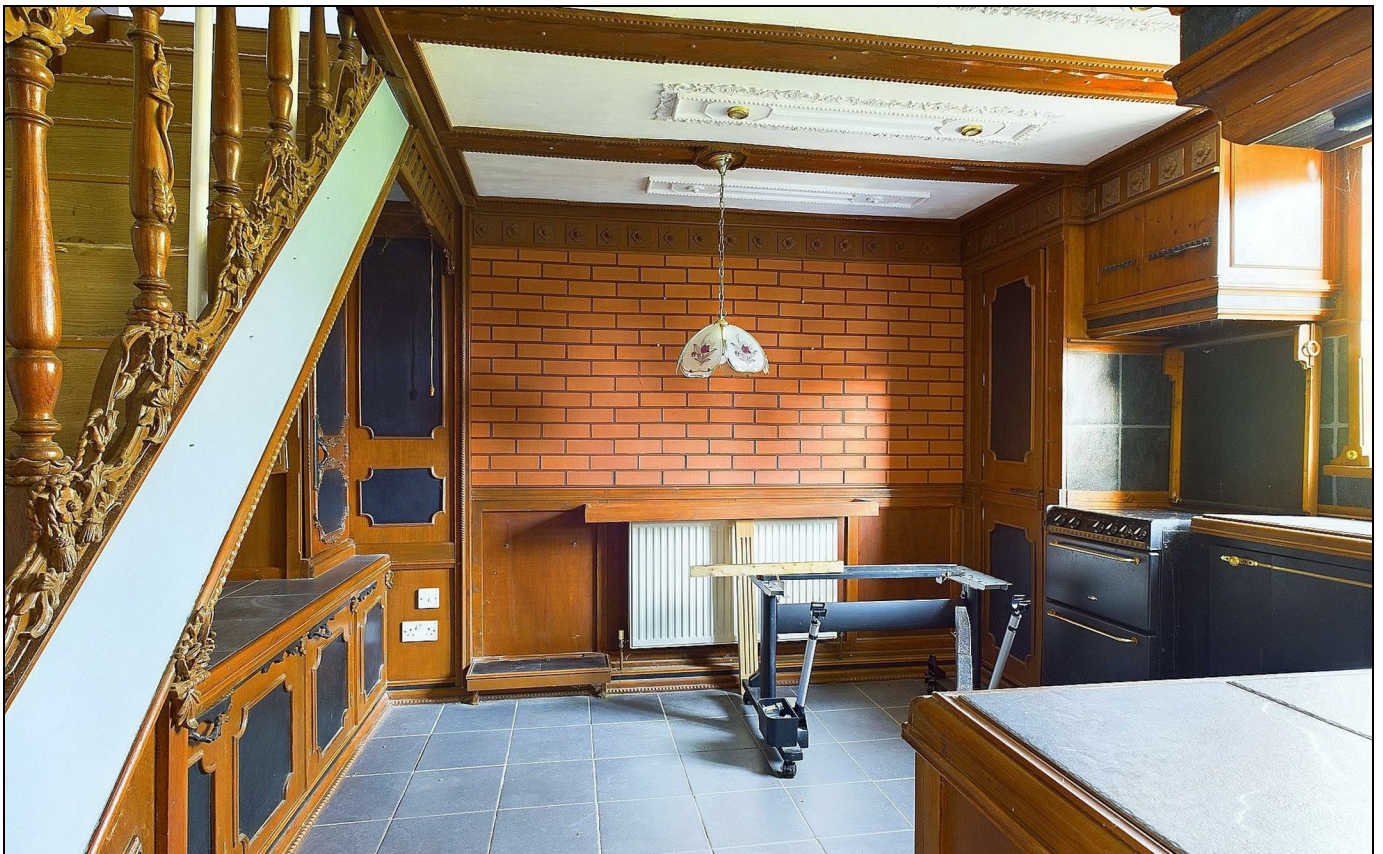
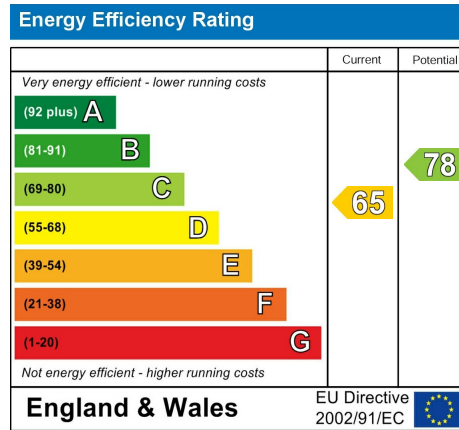
- PORCH**  
4'8 x 3'9 (1.42m x 1.14m)
- HALLWAY**  
9'11 x 4'7 (3.02m x 1.40m)
- KITCHEN**  
13'2 x 10'10 (4.01m x 3.30m)
- LOUNGE**  
17'2 x 10'10 (5.23m x 3.30m)
- DINING ROOM**  
11'8 x 9'6 (3.56m x 2.90m)
- SUN ROOM**  
15'10 x 5'8 (4.83m x 1.73m)
- FIRST FLOOR LANDING**  
8'6 x 2'11 (2.59m x 0.89m)
- BEDROOM**  
10'10 x 9'10 (3.30m x 3.00m)
- BEDROOM**  
11'7 x 10'10 (3.53m x 3.30m)
- BATHROOM**  
7'7 x 5'4 (2.31m x 1.63m)

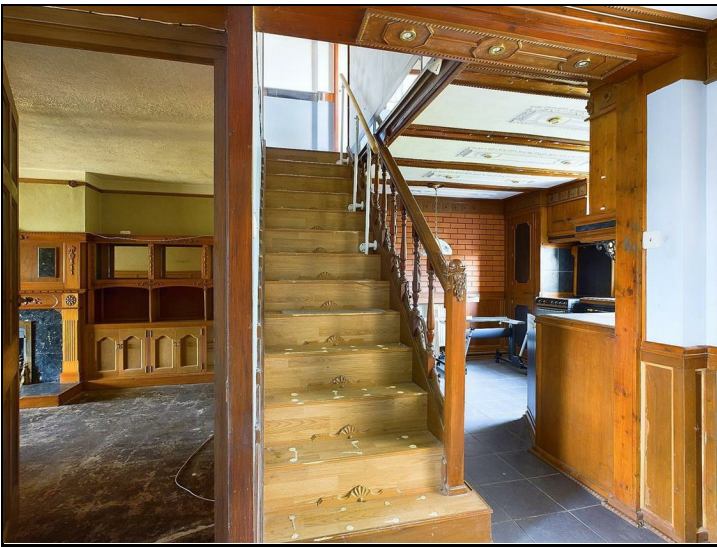
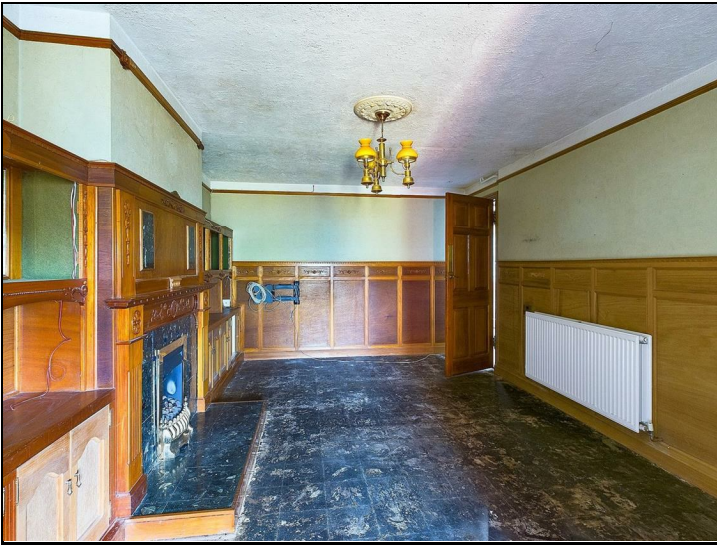
**TENURE**  
Freehold

**SERVICES**  
All mains

**COUNCIL TAX**  
Band B

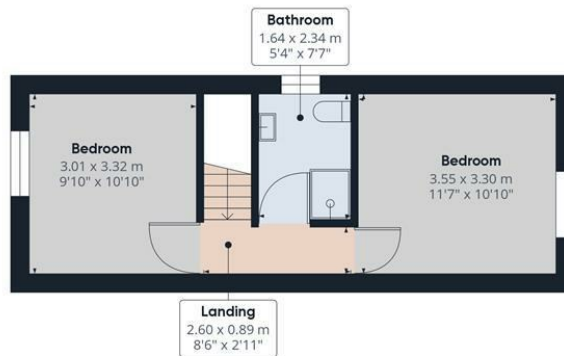
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: Up to 40 Mbs  
Mobile Coverage: Limited  
(Source: OFCOM)







Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

94.21 m<sup>2</sup>  
1014.07 ft<sup>2</sup>

**Reduced headroom**

0.58 m<sup>2</sup>  
67.38 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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