

7 Harriet Close, St Columb Minor, Newquay, TR7 3FT



MODERN SPACIOUS 3 BEDROOM BUNGALOW IN A SELECT GATED CUL-DE-SAC OFF HENVER ROAD WITH DRIVEWAY PARKING, 2 EN-SUITE BEDROOMS, OPEN PLAN LIVING AND A SOUTH FACING LOW MAINTENANCE GARDEN

- Detached bungalow built 2020
- Vaulted ceilings, open plan living area
- Excellent condition throughout
- Bi-folding doors onto the garden
- Gated private cul-de-sac of 8 bungalows
- South facing level lawned garden with patio
- 3 Double bedrooms (2 en-suite) plus Utility Room
- Gas central heating and double glazing
- Private brick paved driveway for 2 cars
- Large rear aspect open plan living/dining/kitchen

Price £495,000 Freehold

TENURE
Freehold

SERVICES
All mains

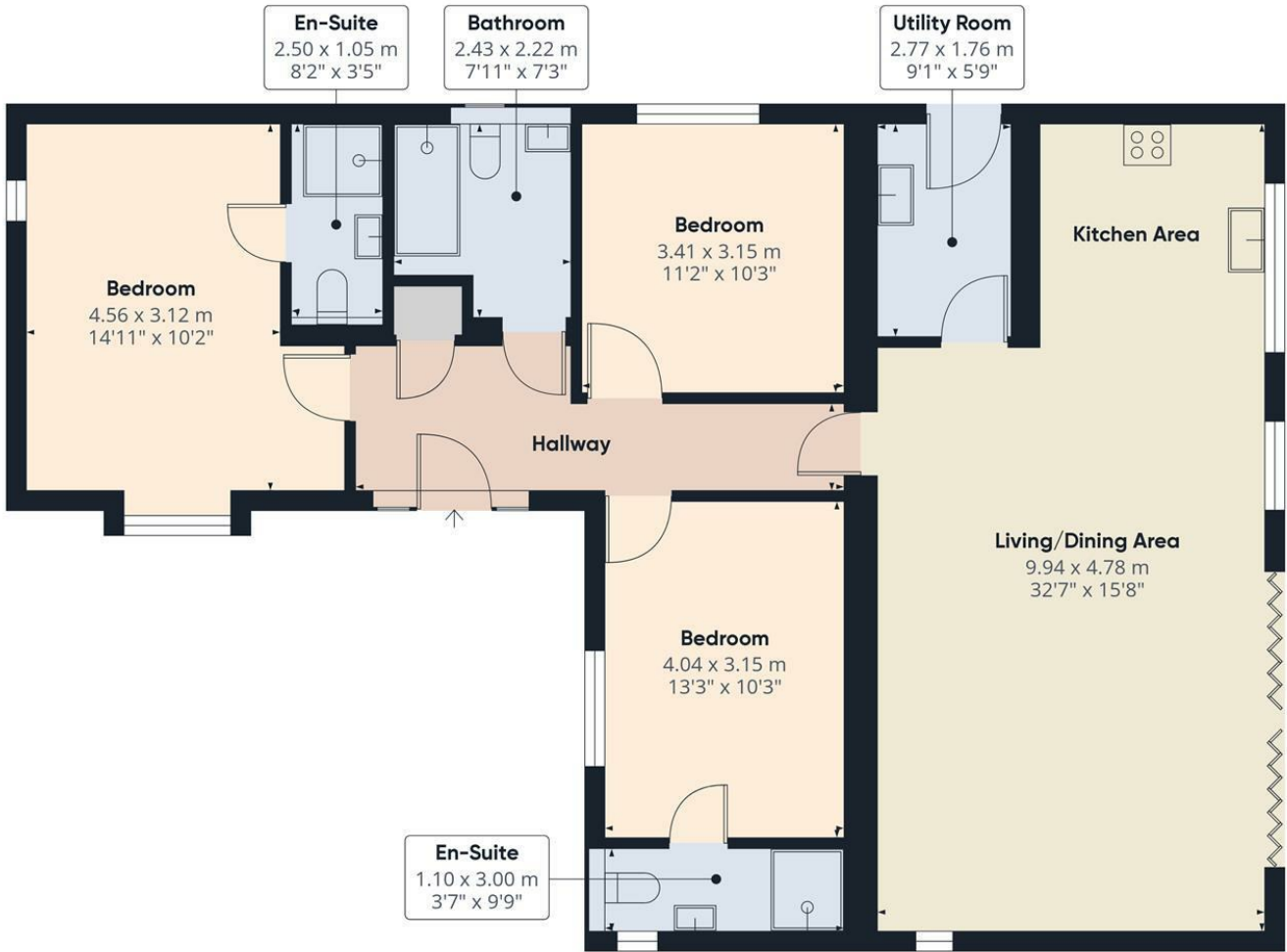
COUNCIL TAX
Band E

AGENTS NOTE
The private gated cul-de-sac is maintained and managed by the Harriet Close Management Company. The last annual charge per property was £250. The annual amount is voted on at the AGM.

BROADBAND AND MOBILE COVERAGE
AVAILABILITY

Fastest available download speed: up to 65Mbps
Mobile coverage: Likely/limited
(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
107.83 m²
1160.68 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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