

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

Reduced To £470,000 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





