

11 Chynance Drive, Newquay, TR7 2AB



SPACIOUS 1400sqft 3/4 BEDROOM DETACHED FAMILY HOUSE SET IN A LARGE PLOT CLOSE TO NEWQUAY TOWN WITH SOUTH FACING VIEWS OVER THE RIVER GANNEL

- 4 Bedroom, 2 Bathroom House
- Gas central heating and double glazing
- RIVER GANNEL VIEWS
- Large front lounge with views
- Large drive and large single garage
- Popular convenient residential location
- Large plot with a tiered enclosed rear garden
- Flexible and spacious accommodation
- VACANT POSSESSION – NO CHAIN

Price £475,000 Freehold

This spacious detached house sits at the West end of Chynance Drive, a short walk from Newquay Town, Pentire, Fistral Beach and the River Gannel. The property offers over 1400sqft of accommodation on 2 floors with gas central heating and double glazing throughout. There are 2 bedrooms on the ground floor sharing a shower room, along with 2 further bedrooms on the first floor with an additional bathroom. The house is set in a large plot with a deep front garden and driveway along with a tiered wide rear garden featuring lawned areas, patios and a greenhouse with additional poly tunnel. All front rooms and the front garden benefit from open elevated South facing views over the River Gannel.

LOUNGE
20'9" x 11'7" (6.35 x 3.54)

KITCHEN
10'8" x 11'8" (3.26 x 3.58)

UTILITY ROOM
5'6" x 8'7" (1.69 x 2.63)

BEDROOM/STUDY
9'8" x 8'2" (2.97 x 2.49)

SHOWER ROOM
2'10" x 12'1" (0.87 x 3.70)

ENTRANCE HALL
6'9" x 9'6" (2.06 x 2.91)

BEDROOM
11'2" x 15'10" (3.42 x 4.83)

BATHROOM
5'6" x 7'11" (1.68 x 2.42)

BEDROOM 2
12'0" x 8'6" (3.68 x 2.61)

BEDROOM 3
12'7" x 11'9" (3.84 x 3.59)

GARAGE
12'5" x 18'7" (3.79 x 5.68)

SERVICES

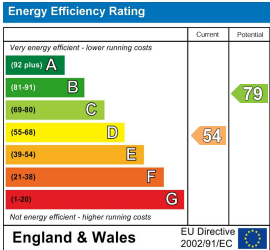
All mains

COUNCIL TAX

Band E

TENURE

Freehold



BROADBAND AND MOBILE COVERAGE AVAILABILITY

Broadband – up to 80Mbps

Mobile Coverage – likely

(SOURCE: OFCOM)



