

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.

SERVICES

All mains

COUNCIL TAX

Band E

TENURE

Freehold

| 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 | 54 | |
| 21-38 | F | | |
| 1-20 | G | | 79 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Broadband – up to 80Mbps

Mobile Coverage – likely

(SOURCE: OFCOM)

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

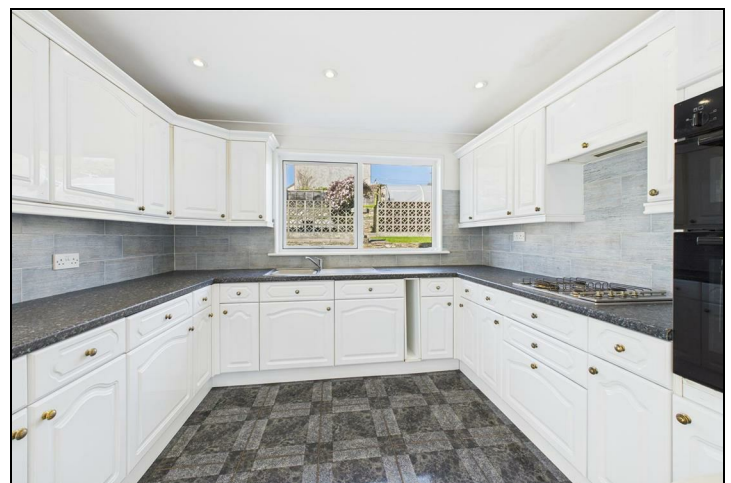
12'0" x 8'6" (3.68 x 2.61)

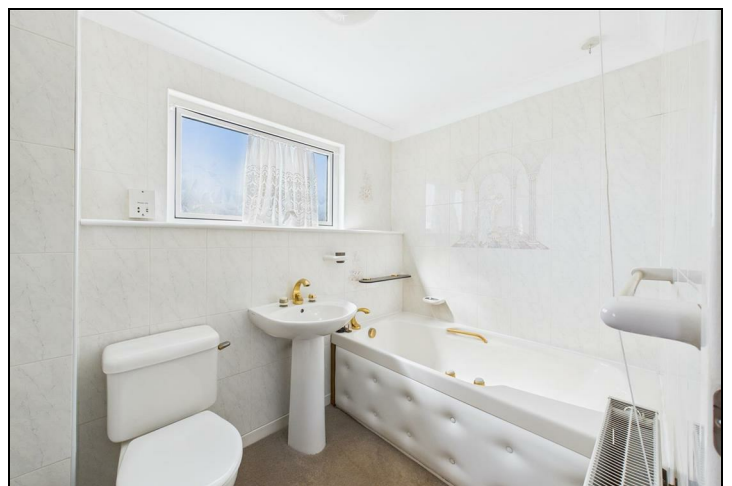
BEDROOM 3

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

GARAGE

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



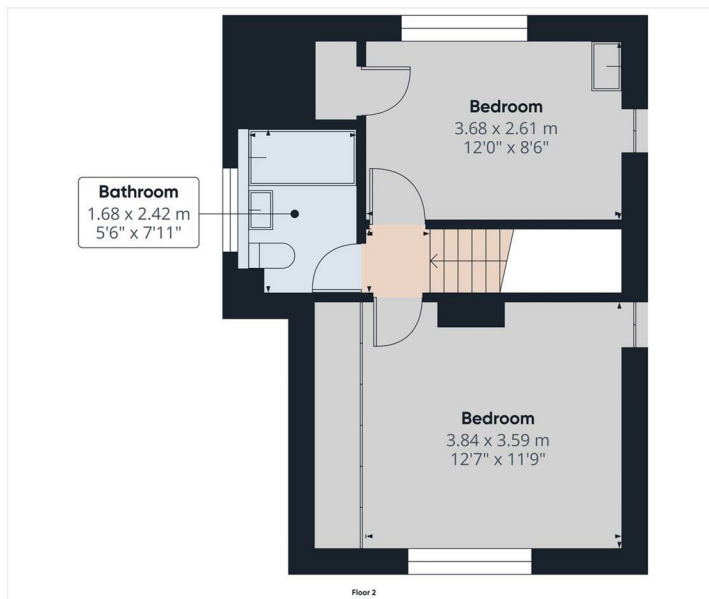




Approximate total area**
78.16 m²
841.3 ft²

(†) 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 are based on RICS IPMS 3C standard.
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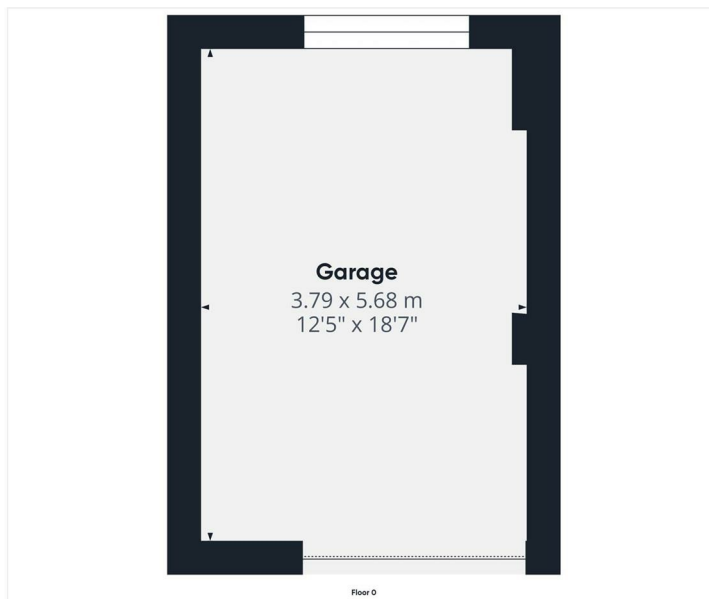
Approximate total area**
36.32 m²
392.8 ft²

Reduced headroom
0.22 m²
2.37 ft²

(†) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Approximate total area**
21.41 m²
230.46 ft²

(†) Excluding balconies and terraces

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