

14 Polwhele Road, Newquay, TR7 2LW



TERRACED 2 BEDROOM HOUSE WITH LARGE CONSERVATORY, ENCLOSED LOW MAINTENANCE PAVED GARDEN AND GARAGE. OFFERED FOR SALE WITH NO ONWARD CHAIN

- 2 bedroom house in popular residential area
- Low maintenance paved patio garden
- Excellent starter home or investment purchase
- Gas central heating and double glazing throughout
- New kitchen fittings
- NO ONWARD CHAIN
- Well-proportioned living accommodation
- Large conservatory to rear
- Garage in block
- 923 sq ft

Price £229,950 Freehold

Polwhele Road, situated in the popular area of Treloggan is favoured with younger couples and buy-to-let investors due to its proximity to supermarkets, primary schools, pub, Prow Park business village and recreational facilities. The town centre and town beaches are located just over a mile away from the property.

With 2 double bedrooms, a large lounge, kitchen and conservatory, this property would make an excellent choice for first time buyers or investors.

A front garden with access path leads to the uPVC front door providing access to a small entrance vestibule.

Downstairs the property has a light and airy lounge with a large window and stairway ascending to the first floor. A further door provides access to the recently modernised kitchen which leads to the large, full width rear aspect conservatory with doors opening directly out to the enclosed level paved patio garden.

Upstairs the property has 2 large double bedrooms and a family bathroom.

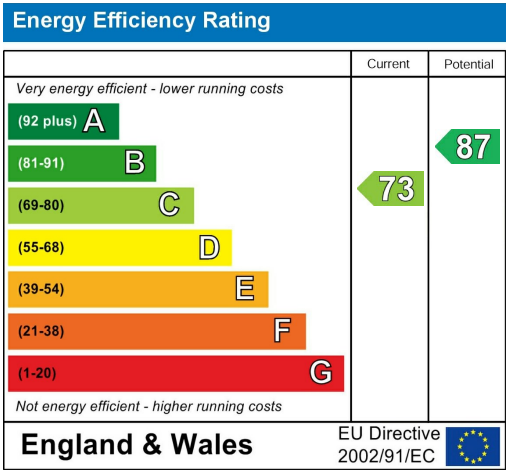
The property has the added benefit of a single car garage located in a nearby block.

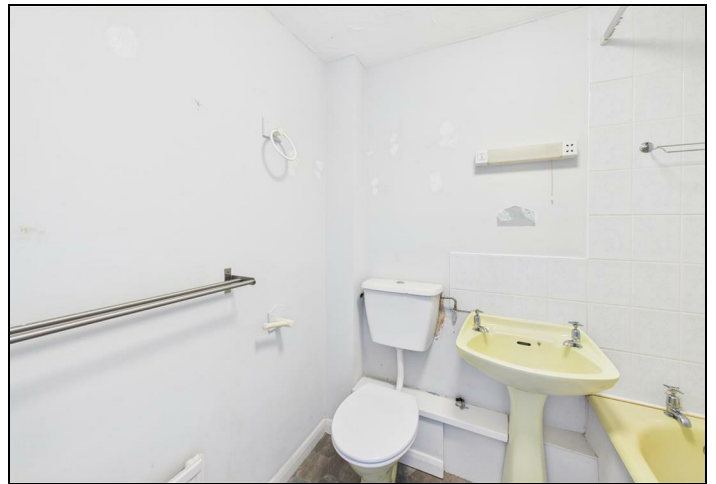
TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 80 Mbs
Mobile coverage: Limited/Likely
(Source: OFCOM)







Approximate total area⁽¹⁾

85.8 m²

923 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

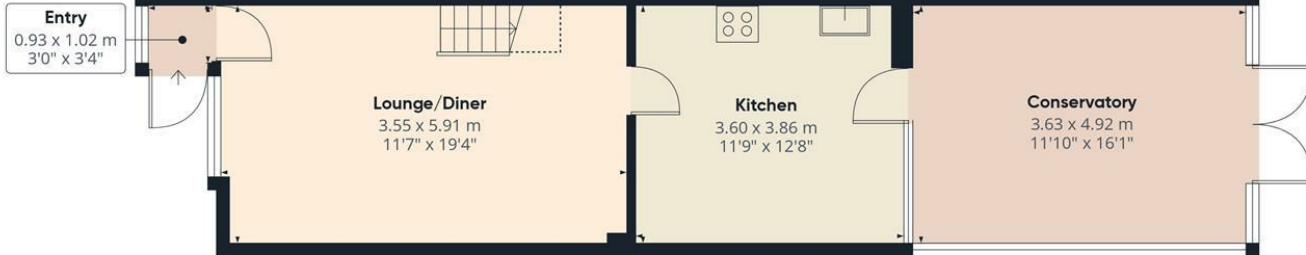
Reduced headroom

..... Below 1.5 m/5 ft

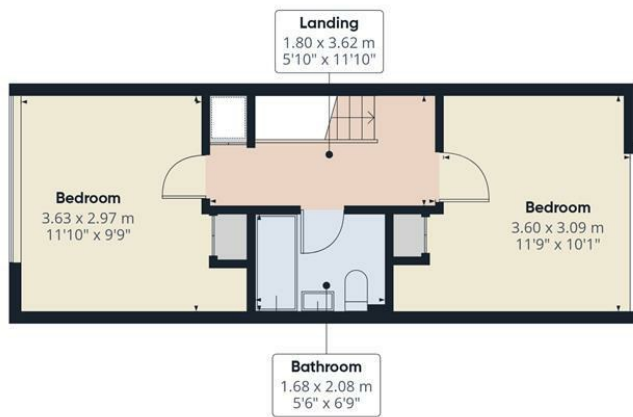
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.

GIRAFFE360



Floor 0



Floor 1

Start & co

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