

12a Cliff Road Newquay TR7 2NE

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8 Eliot Court, Newquay, TR7 2QG



REFURBISHMENT PROJECT | TOWN CENTRE LOCATION | SOUTH FACING REAR GARDEN | 3 Bedroom semi-detached house located just off the popular street Eliot Gardens with a parking space and paved fully enclosed rear garden with bags of potential for a great starter home or rental investment.

- Open plan kitchen diner with door to rear garden
- 2 double and 1 single bedroom
- Fully paved rear garden with side access
- Gas central heating and uPVC double glazing (both require servicing)
- Allocated parking space with potential for additional in the front garden
- Popular location just 5 minutes' walk form the town centre

Reduced To £239,950 Freehold

Eliot Close is a small cul-de-sac located off the very permission and has a side access path to the rear popular Eliot Gardens just a short walk from Newquay Town Centre, Tolcarne Beach, Newquay Train Station and 10 minutes journey from the airport. . It's a nice small amount of work. quiet residential cul-de-sac within easy walking distance of schools, Trenance Boating Lake, River Gannel and Newquay Water World, ideal for families or younger couples.

Built in the late 80's/early 90's the property is of modern build, but requiring full refurbishment internally. The house offers a great opportunity to be in a town location with sunny enclosed private rear garden with the potential for a nice sunroom/extension to the rear.

The property is accessed through a small entrance vestibule which provides access to the lounge. Front aspect with a large window this provides a nice bright living area with access through to the kitchen diner. The kitchen is open plan across the rear of the property and has a large door unit with patio doors on to the rear garden. The is also a large understairs pantry cupboard and a wall mounted central heating boiler.

To the first floor are 2 double bedrooms and a further single bedroom with a shower room which is large enough to accommodate a bath if required.

The outside front currently has a small garden but has potential for a secondary parking space with

garden. The rear garden has been block paved throughout and would be maintenance free with a

TENURE

Freehold

SERVICES

All Mains

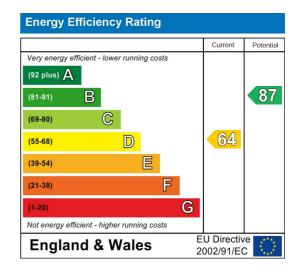
COUNCIL TAX

Band B

BROADBAND & MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 69Mbs

Mobile coverage: Likely (Source: OFCOM)













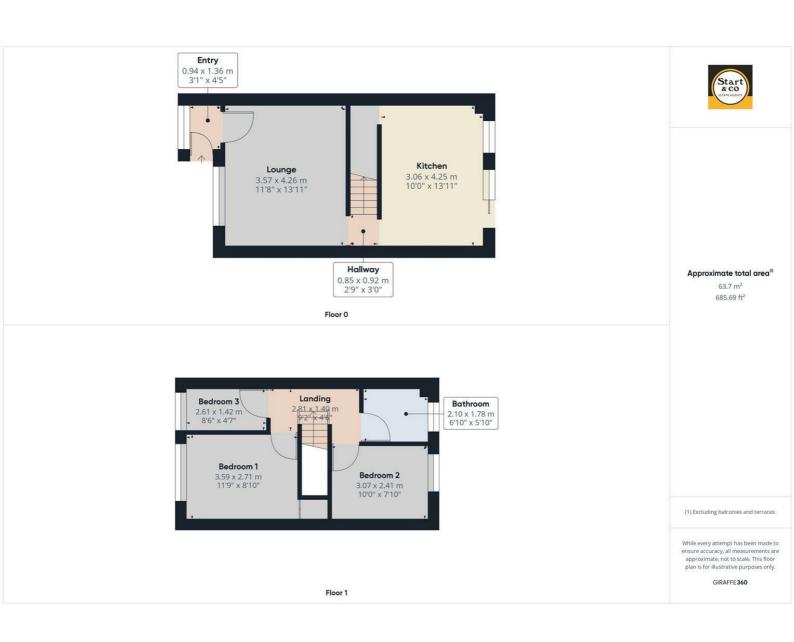














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