

28 Bonython Road, Newquay, TR7 3AN



3/4 BEDROOM FAMILY HOME WITH SELF CONTAINED ANNEXE | Large extended bungalow in the very popular residential 'Lusty Glaze Estate' of Newquay with ample parking, large open plan living area to the rear and low maintenance sunny rear garden.

- 1488 sq ft extended bungalow with a large rear extension
- 378 sq ft fully self contained open plan annex with separate entrance and courtyard
- Popular residential location close to Lusty Glaze and a level walk into Newquay Town Centre
- Large selection of solar panels to assist with electric bills
- Enclosed sunny rear garden with generous patio from the open living area
- Ample parking to the front with storage and separate front entrance for the annexe

Price £680,000 Freehold

Lusty Glaze has become one of Newquay's most popular residential areas thanks to its proximity to 2 fantastic beaches as well as the level walk into town across the popular open Barrowfields. Newquay Town & Chester Road has become a highly popular residential and holiday destination thanks to an influx of independent cafes, coffee shops and bars as well as the improved travel links via the A30 & Newquay Airport. It's also an extremely popular holiday spot with the current owners letting the annexe year round to couples looking to make the most of the coastline on the doorstep.

28 Bonython Road is a former 3 bedroom bungalow which has been extended to make a spacious modern family home. The accommodation is very versatile thanks to the large extended lounge/kitchen/diner to the rear which would provide ample room if you wanted to utilise the front 4 rooms as bedrooms. One of the bedrooms is currently being used as a home office which is ideal for clients given there is a separate access door to the side of the bungalow. There are also 2 bathrooms, and a separate utility, once again with its own access and ideal for coming straight from the beach! The extension is the real feature of the bungalow with a fully equipped modern kitchen with breakfast bar seating, designated breakfast/dining area and a snug lounge. This also has doors onto the rear porcelain paved patio. The patio steps down to the level garden which has been designed to be low maintenance and a safe place for the family.

The Annexe is a recently built fully self contained open plan unit. It is a lovely addition to the bungalow and presents a great opportunity for additional income or separate accommodation for multi generational living. Accessed from the front you enter the property into a small entrance hall where the shower room is located. The hallway then leads to the very modern open plan living/bedroom area. The kitchen is a fully equipped kitchen with room for a 2 person dining table and breakfast bar seating for two. This leads through to the lounge which provides ample seating for 4 and has a modern timber divide to the sleeping area. To the rear is also a small courtyard ideal to be able to cook on a BBQ or enjoy some of the afternoon and evening sun.

COUNCIL TAX

28 Bonython Road - Band E
Annexe At 28 Bonython Road - Previously band A, Currently business rates.

EPC'S

28 Bonython Road - D 66
Annexe At 28 Bonython Road - D 58

TENURE

Freehold. The property is held under 1 title.

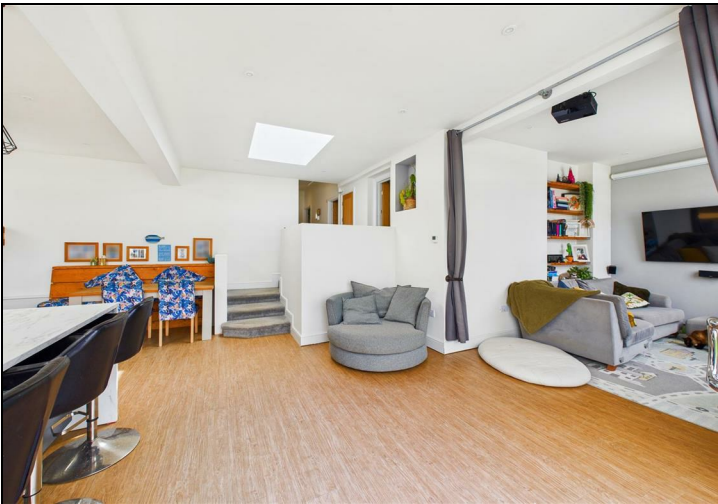
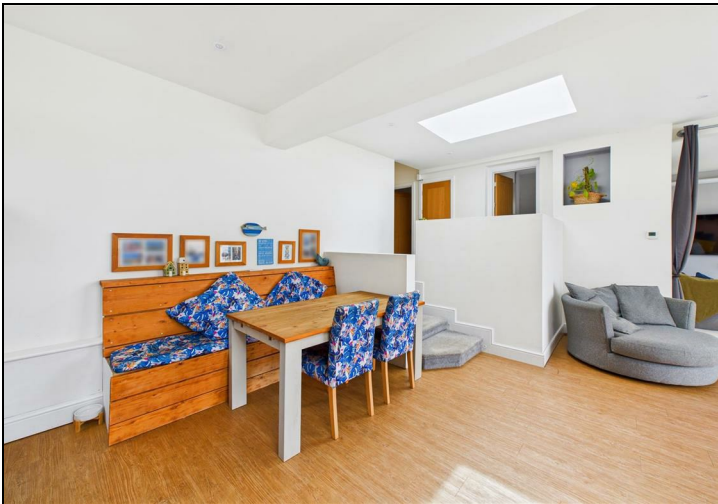
SERVICES

28 Bonython Road - All Mains
Annexe At 28 Bonython Road - Electric water and drainage
The 2 properties both benefit from the solar panels reducing electricity costs

MOBILE & BROADBAND COVERAGE

Superfast: up to 80mbps
Mobile Signal: Likely
(Source: OFCOM)







Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

173.3 m²
1866 ft²

(1) Excluding balconies and terraces

12a Cliff Road

Calculations reference the RICS IPMS
Newquay
TR7 2NE

Tel: 01637 875847
sales@starts.co.uk