

15 Chynance Drive, Newquay, TR7 2AA



NO ONWARD CHAIN | REQUIRING MODERNISATION | 3 bedroom semi-detached house in need of refurbishment, with double glazing, gas central heating, large rear garden, garage and driveway parking.

- 3 double bedrooms
- Large rear garden
- 10 minutes walk from Newquay Town Centre, the Gannel and Fistral Beach.
- 862 Sq ft
- Gas central heating and double glazing
- Ground floor WC
- Countryside and Gannel glimpses from first floor
- Single garage and driveway parking
- Requiring modernisation throughout
- VACANT POSSESSION - NO ONWARD CHAIN

Price £315,000 Freehold

Situated just a short walk from Newquay Town Centre, Chynance Drive has become a very popular residential road recently thanks to its locality. Just 10 minutes walk from Newquay Town Centre, Fistral Beach and the Gannel Estuary, it's great for all the family yet offers a very residential feel where multiple houses are undergoing extensive works into large family homes.

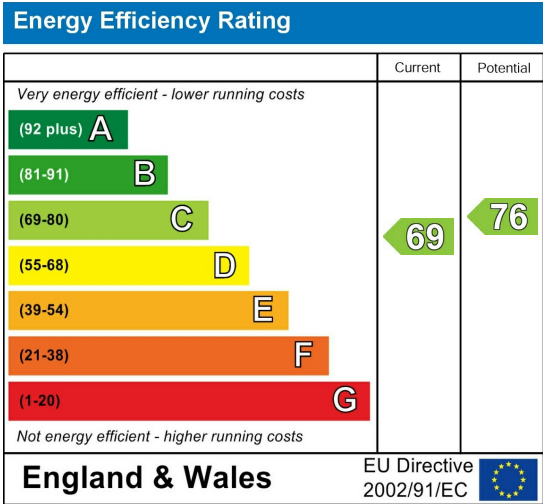
The property itself comprises of an entrance porch leading to a spacious hallway with doors to the lounge/diner, kitchen and ground floor WC. On the first floor are 3 bedrooms, all large enough to accommodate a double bed, as well as the family bathroom.

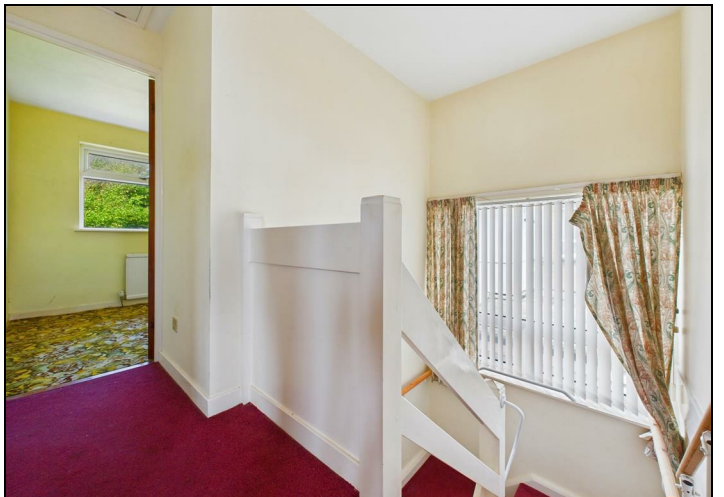
To the rear of the property is a large enclosed garden, currently overgrown, but offering huge potential for turning into a lovely landscaped garden.

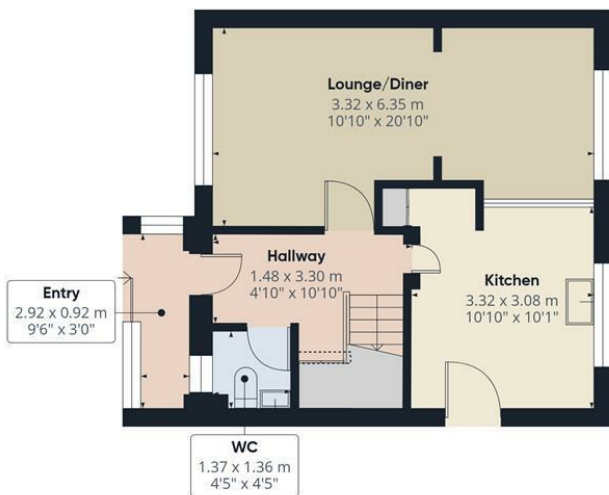
TENURE
Freehold

SERVICES
All mains

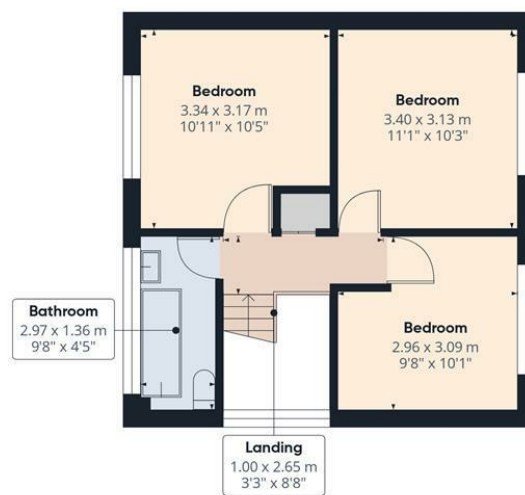
COUNCIL TAX
Band C







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

89.9 m²
967 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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