

## 28 Curlew Close, Newquay, Cornwall, TR7 1SU



### **DETACHED 3 BEDROOM HOUSE IN PENTIRE WITH OPEN PLAN LIVING, PARKING, A SINGLE GARAGE AND A PRIVATE SOUTH FACING REAR GARDEN**

- Detached 3 Bedroom Family home
- Single garage and parking
- RIVER GANNEL views from upstairs
- VACANT POSSESSION WITH NO CHAIN
- Open plan lounge/kitchen/diner
- Quiet cul-de-sac at Pentire
- Downstairs WC
- SOUTH FACING enclosed rear garden
- Gas central heating and double glazing
- Wood flooring, glass balustrade upgrade

**Price £395,000 Freehold**



This detached house at Pentire was significantly upgraded and refurbished some Years ago and has since been rented for a number of Years, being offered vacant and with immediate vacant possession. Accommodation includes an entrance hall with downstairs wc and a now open plan L-shaped lounge/kitchen/diner along with three bedrooms and a bathroom on the first floor. The property comes with wood flooring throughout.

Externally, the driveway can accommodate 2 small cars and there is also a single garage/workshop. The rear garden faces due South and incorporates a full width sun patio leading onto a slightly sloping fully enclosed lawned area. Patio doors from the dining area provide direct access into this delightful garden.

The condition of the property is fair, the price reflects that the property now requires a cosmetic facelift and decoration etc throughout to bring it back to a delightful family home in this premier location a short walk from the River Gannel, Fistral Beach and Newquay Town. Some of the windows and doors were replaced in recent Years.

**TENURE**  
FREEHOLD

**SERVICES**  
All Mains

**COUNCIL TAX**  
Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







