

## 63 Quintrell Road, Newquay, TR7 3DY



### SEMI-DETACHED 3 BEDROOM HOUSE CLOSE TO NANSLEDAN WITH GAS CENTRAL HEATING, DOUBLE GLAZING AND LARGER THAN AVERAGE GARDENS

- 3 Bedrooms, 2 Reception Rooms
- Gas Central Heating
- Garden Workshop
- Short walk to Bus Stop and Nansledan Community
- Kitchen and Breakfast Room
- Double Glazing Throughout
- VACANT POSSESSION NO CHAIN
- Lounge and Separate Dining Room
- Deceptive plot with large rear garden
- First Floor Bedrooms and Family Bathroom

**Price £300,000 Freehold**

This well presented 3 bedroom family home is offered with vacant possession and no chain. The property has an entrance porch leading to a hall that provides access to the lounge and the kitchen/breakfast room. The lounge has a door leading to a separate dining room with doors into the rear garden. Upstairs, the property has three bedrooms (2 double, 1 single) and a family bathroom.

63 Quintrell Road sits in a corner plot and benefits from a larger than average garden that stretches into the corner of the development. There is a seating area outside the breakfast room, along with a traditional rear garden area incorporating a shed/workshop and a further lawned garden section. A gate from the front provides independent access to the rear garden from the front.

Quintrell Road pre-dates Nansledan but the property now lies in close proximity to the Duchy estate with its eclectic mix of shops, boutiques, services and school along with the local bus route.

#### **PARKING NOTE**

The property is not sold with private parking with residents parking in the street as available. The current owner rents a single garage and a fronting parking space from Ocean Housing immediately opposite the house (middle garage of three). Whilst it

cannot be guaranteed, this rental arrangement may well be transferable to a new resident owner, subject to the approval and charges of Ocean Housing.

#### **TENURE**

Freehold

#### **SERVICES**

All mains

#### **COUNCIL TAX**

Band B

#### **Energy Efficiency Rating**

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





