

206 Polwhele Road, Newquay, TR7 2TN



CORNER PLOT | GARAGE | Two bedroom semi-detached bungalow requiring some modernisation. Situated in a quiet cul-de-sac, with private rear garden and garage in nearby block. Offered for sale with vacant possession and no onward chain

- Two-bedroom semi-detached bungalow
- Secure rear workshop/utility room
- Popular road in Treloggan
- Vacant possession - NO ONWARD CHAIN
- Level corner plot with larger than average gardens
- Single garage in nearby block
- Requiring some modernisation and updating
- Quiet cul-de-sac position
- Double glazing throughout
- 565 sq ft

Price £255,000 Freehold

Situated at the end of a quiet cul-de-sac in the popular Treloggan area, this two-bedroom semi-detached bungalow occupies a generous corner plot and benefits from larger than average gardens.

The property is approached via a private front garden and briefly comprises an entrance porch, two bedrooms, bathroom, lounge and kitchen, with a rear door providing direct access to the garden.

The generous private rear garden includes a secure workshop/utility room, providing useful additional storage or workspace.

A single garage is also included within a nearby garage block.

The bungalow is now in need of modernisation throughout, offering an excellent opportunity for a purchaser to update and personalise the property to their own requirements. The property is offered for sale with vacant possession and no onward chain.

TENURE
Freehold

SERVICES
All mains

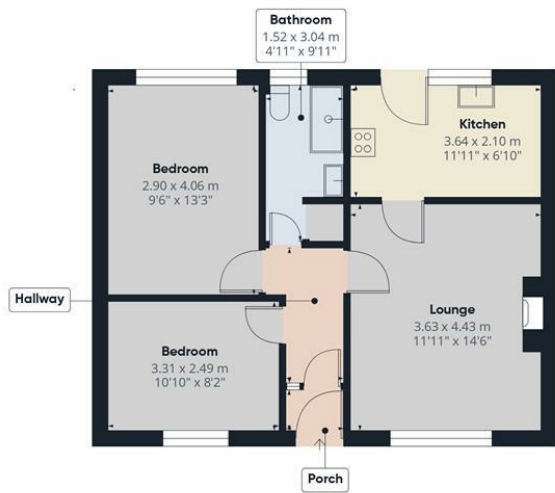
COUNCIL TAX
Band B

ENERGY PERFORMANCE CERTIFICATE
Awaited.

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







Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾
77.5 m²
833 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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