

5C Bonython Road, Newquay, TR7 3AU



THREE STOREY 3 BEDROOM FAMILY HOME WITH PARKING AND AN ENCLOSED SUNNY GARDEN ON THE POPULAR LUSTY GLAZE ESTATE – VACANT POSSESSION WITH NO CHAIN

- 3 Double Bedrooms (Master en-suite)
- Parking for 2 cars
- Short walk to Newquay Town and Beaches
- Downstairs WC
- VACANT POSSESSION – NO CHAIN
- SUNNY ENCLOSED GARDEN AND DECK
- Kitchen/diner opening to rear garden
- Gas Central Heating and Double Glazing
- Master “loft” bedroom with en-suite
- Sought after location

Reduced To £425,000 Freehold

This vacant property is nicely situated on this ever-popular residential estate close to Newquay and lies only a short walk from both Porth and Lusty Glaze beaches. The ground floor accommodation includes an interesting open plan part vaulted kitchen/diner with patio doors onto the sunny rear deck and garden. In addition to this lovely family centric room, there is a decent size lounge, also with doors to the garden and a downstairs wc for convenience. The first floor comprises two double bedrooms and a large family bathroom with bath, shower and twin sinks. The third floor houses the master en-suite with a recently upgraded fully tiled shower room. The property has double glazed windows and gas central heating throughout.

Externally, the property has a brick paved driveway capable of accommodating 2 cars and a lovely private sunny enclosed garden with full width composite decking and a lower lawned area.

TENURE


Freehold

SERVICES

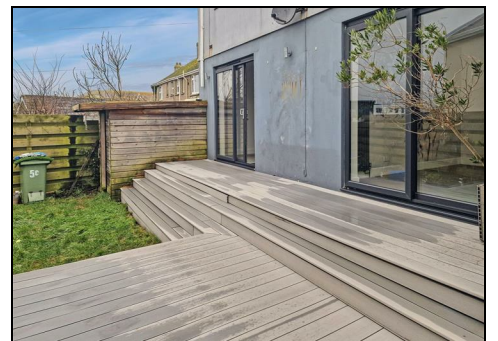
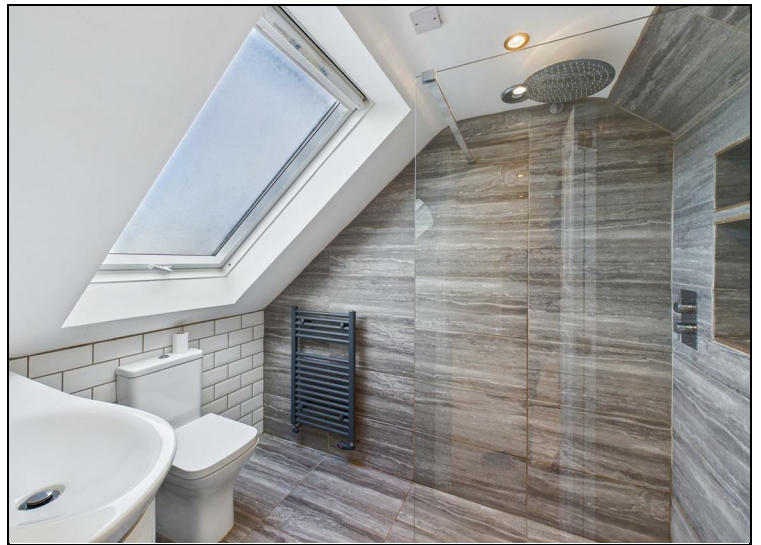
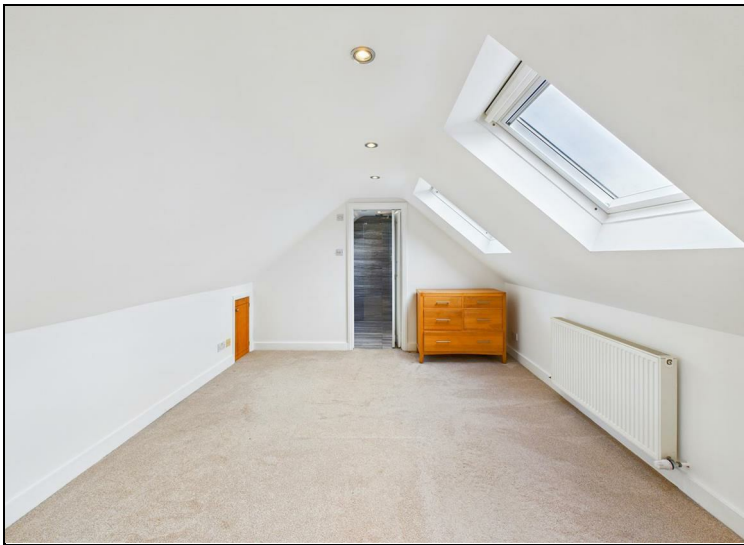
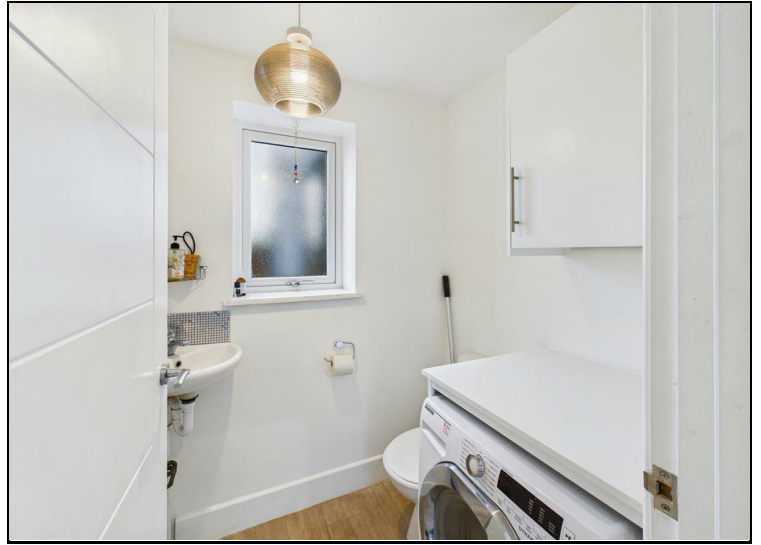
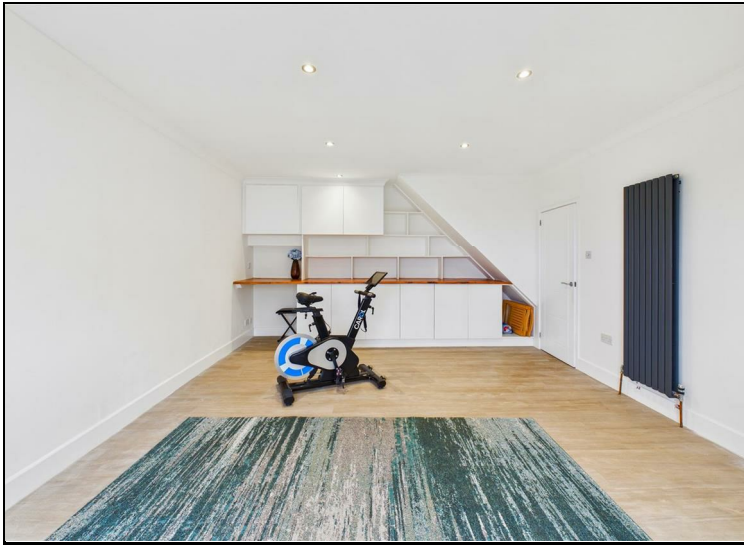
All Mains

COUNCIL TAX

Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 







Approximate total area⁽¹⁾
55 m²
592 ft²

Reduced headroom
0.8 m²
8 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.

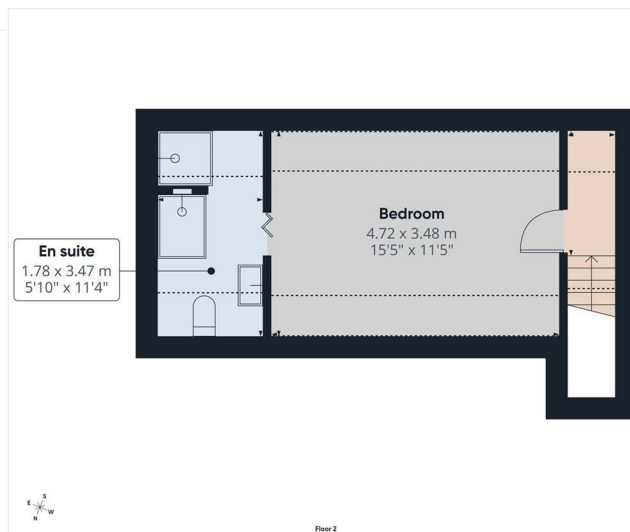


AFFE360

Approximate total area⁽¹⁾
38.3 m²
413 ft²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
24.2 m²
261 ft²

Reduced headroom
0.5 m²
56 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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GIRAFFE360



Floor 2

Start & co

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