Start & co
THE NEWQUAY ESTATE AGENT
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Brynn, St. Francis Road, Indian Queens, Cornwall, TR9 6QN



NO ONWARD CHAIN | LOTS OF POTENTIAL | 2 bedroom bungalow in need of modernisation. The property has a large rear garden, workshop and garage with a large loft room which is ripe for conversion. This has great potential in a popular Central Cornwall location.

- 2 double bedrooms with a large loft room
- Lots of potential for a lovely family home
- Nice front garden with driveway parking and garage
- Central Cornwall location just a couple of minutes drive from the A30
- West facing rear garden with fruit trees and workshop
- Available with no onward chain

Guide Price £200,000 Freehold

Located in a true central Cornwall location, Brynn offers a great opportunity to create a family home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

Brynn offers a great opportunity for a buyer to really make a house their own. From the front, a driveway provides access to the garage and covered front. The front garden sets the bungalow back from the road and offers potential for an additional 2/3 parking spaces.

Entering into the bungalow, there is a lounge and bedroom to the front with a further bedroom and dining room to the rear. To the side is the kitchen which houses the Rayburn which provides the central heating off a back boiler system. Through the kitchen is the ground floor bathroom and separate WC with a window unit (previously a door) which could lead to the rear of the garage. From the dining room there is also a conservatory which leads out to the rear garden.

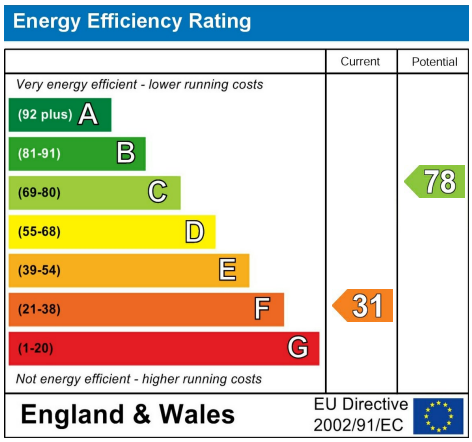
The first floor has a large loft room which has been used as a bedroom, but there is no fixed staircase. It's great to see the opportunity the space offers as there is ample room for 2 bedrooms or a special master en-suite bedroom.

Outside the property has a garage with a separate workshop. The rear garden is large with a range of fruit and apple trees. A more formal lawn gives way to a previously well loved vegetable garden. It really could be a lovely family garden which enjoys the sun throughout the day.

TENURE
Freehold

COUNCIL TAX
Band C

SERVICES
Mains water, drainage and electric. Oil heating from the Rayburn.













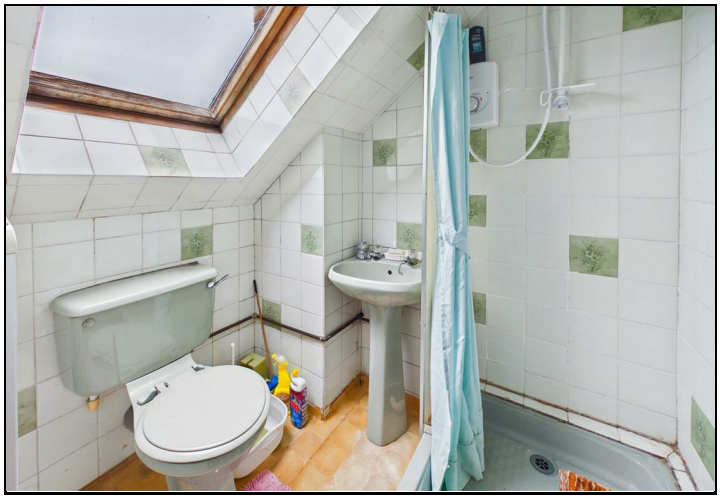






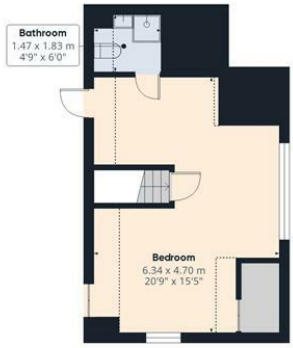








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

130.3 m²

1401 ft²

Reduced headroom

4.9 m²

53 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.

GIRAFFE360

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