



29, Dukes Way, Cornwall, TR7 2RW

david ball  
Agencies

A rare opportunity to acquire a detached three bedroom bungalow occupying a generous level corner plot within one of Newquay's most sought after residential addresses. Offering spacious accommodation, wrap around gardens, driveway parking and a garage, the property combines comfortable single storey living with exciting potential for modernisation and enhancement. Perfectly positioned within easy reach of local amenities, schools and the town's beautiful coastline

**Guide Price £350,000 Freehold**

### Key Features

- Chain Free
- Driveway parking and garage
- No through road
- Sought after location
- Detached three bedroom bungalow
- Level plot
- Potential to extend subject to all planning permission
- Early viewing highly recommended





## The Property

Enjoying a superb position within one of Newquay's most established and desirable residential areas, The accommodation is well balanced and generously proportioned throughout. A central reception hall forms the heart of the home, connecting all principal rooms and providing useful storage along the way. The living room is undoubtedly one of the property's standout features. Measuring in excess of twenty four feet in length, it is a wonderfully bright reception room with ample space for both lounging and dining. Large windows draw natural light into the room throughout the day while offering pleasant views over the surrounding gardens. The kitchen enjoys a practical layout with a range of fitted units, work surfaces and appliance space. Positioned adjacent to the living accommodation, it offers exciting potential for buyers wishing to create a more contemporary open plan arrangement, subject to any necessary consents. There are three comfortable bedrooms, all enjoying a pleasant outlook and offering flexibility for family living, visiting guests or those requiring dedicated home office space. The accommodation is complemented by a shower room and separate WC.

## The Location

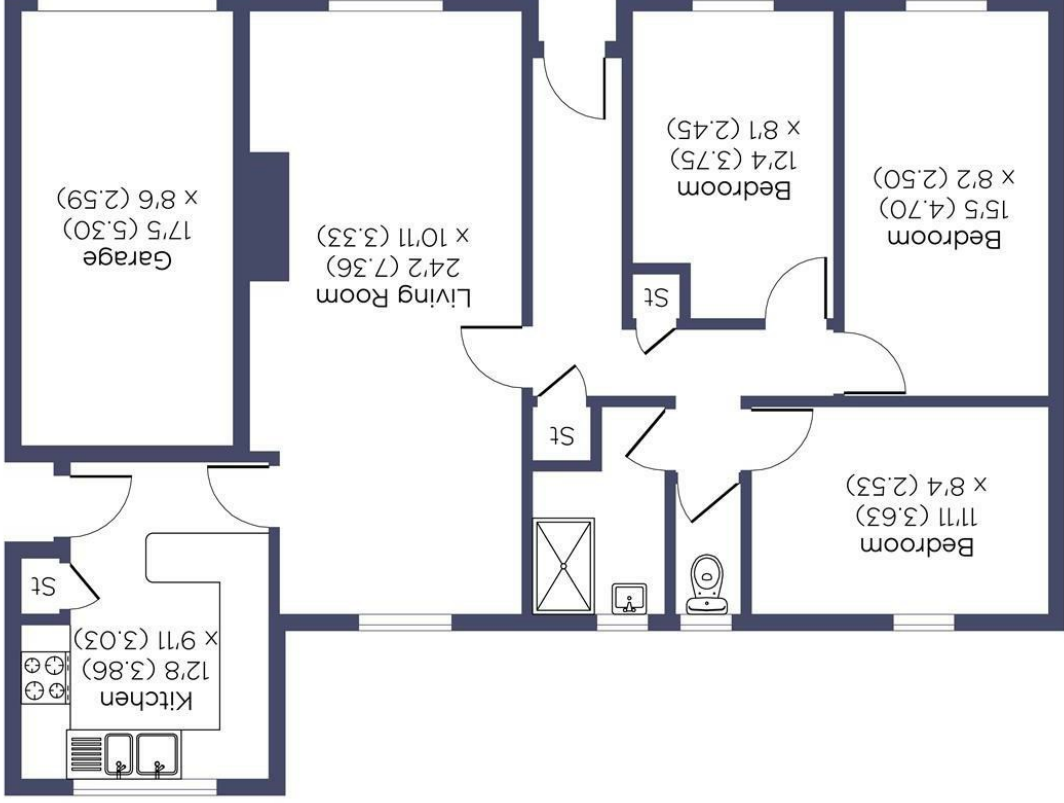
Dukes Way forms part of the highly regarded Tretherras area of Newquay, a mature and well established residential neighbourhood favoured for its peaceful surroundings and exceptional convenience. Within easy walking distance are local shops, schools, healthcare facilities and regular transport links, while Newquay town centre, the boating lake, Trenance Gardens and an array of stunning beaches are all close at hand. The area continues to prove popular with families, retirees and professionals alike thanks to its balance of tranquillity, accessibility and strong community feel.

## Externally

Externally, the gardens are a particular asset. Wrapping around the property and benefitting from the corner plot position, they provide excellent levels of usable outdoor space. Predominantly laid to lawn with established boundaries and planting, the gardens offer plenty of scope for keen gardeners while remaining manageable in size. The level nature of the plot further enhances its appeal and usability.

A private driveway provides off road parking and leads directly to the attached garage, ideal for vehicle storage, hobbies or workshop use.

Dukes Way, Newquay, TR7  
 Approximate Area = 879 sq ft / 81.6 sq m  
 Garage Area = 148 sq ft / 13.7 sq m  
 Total Area = 1027 sq ft - 95.3 sq m



Energy Efficiency Rating	
Current	Potential
72	63
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	

England & Wales  
 EU Directive 2002/91/EC



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