

## 7 Lyons Court, Newquay, Cornwall, TR7 3FF



### **SEMI DETACHED 4 BEDROOM HOUSE WITH ALLOCATED PARKING, A KITCHEN/DINER AND 2 BATHROOMS ON THIS MODERN ESTATE CLOSE TO SCHOOLS AND TOWN**

- 4 Bedroom house (master en-suite)
- Lounge with doors to garden
- Allocated parking
- Kitchen/diner
- Low maintenance small garden
- Gas Central Heating
- Downstairs WC
- Convenient modern estate
- Double Glazing

**Price £295,000 Freehold**

This modern house is a rare find at this price with 4 bedrooms. The angled nature of the build accommodates a spacious light ground floor central entrance hall providing access to the lounge, the kitchen/diner (both dual aspect with front and back windows) and the downstairs WC, along with a useful store cupboard. Upstairs, there are 4 original bedrooms and 2 bathrooms.

Situated opposite a family play area, this property is well situated within the estate and also conveniently located for walking to local schools and Newquay Town and Beaches.

The property comes with one allocated space and also owns the section of land immediately to the front of the property that is used for further parking. The garden is triangular and not large, laid to decking and gravel for the afternoon and evening sunshine. A path down the side of the property allows for rear garden access.

**TENURE**  
Freehold

**SERVICES**  
All mains

**COUNCIL TAX**  
Band C

**ESTATE MANAGEMENT CHARGE**  
Service estate charge £170 per annum.

| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                      |
| Very energy efficient - lower running costs |         |                                                                                                                |
| (92 plus) A                                 | 79      | 90                                                                                                             |
| (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<br>2002/91/EC  |

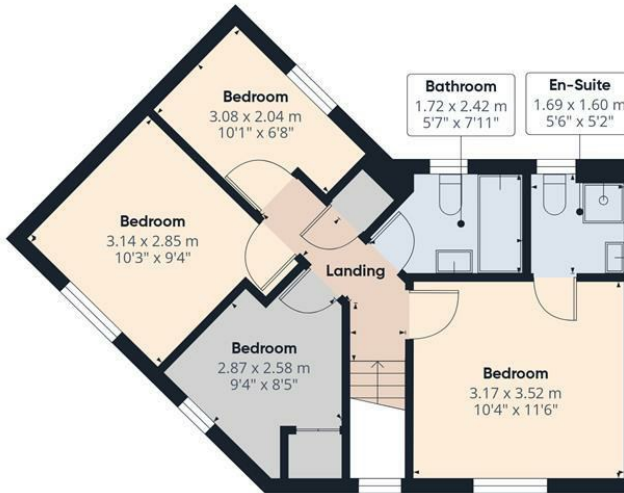








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

88.1 m<sup>2</sup>

948 ft<sup>2</sup>

(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

# Start & co

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