Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

22 School Close, Newquay, TR7 3EN



ENCLOSED SOUTH FACING GARDEN | MODERNISED KITCHEN/DINER | 3-bedroom semi-detached house with driveway parking for 2 cars on the doorstep of the Nansledan development.

- Gas central heating and uPVC double glazing
- 2 off street parking spaces
- Modern kitchen/diner with integral appliances
- South facing enclosed sunny rear garden
- Modern bathroom with bath and shower over
- Good condition throughout with No Onward Chain

Price £259,950 Freehold

School Close is a popular residential estate on the outskirts of Newquay Town. This property is located in the St Columb Minor area, popular with families due to its proximity to local, well-regarded primary and secondary schools. As well as the village shops and amenities, the ever-growing Nansledan development with its host of independent shops and cafes, is a mere 5 minute walk away. Newquay town centre and town beaches are also just a few minutes drive from the property.

Entering the property from the front, a small entrance hall with service cupboard leads through to the kitchen/diner. Recently modernised with a shaker style stone coloured range of kitchen units the kitchen is a bit of a feature of the property. There is an integral dishwasher, washing machine and fridge freezer to give a clean look with a modern metro style tile completing the look. The lounge to the rear of the property has a South facing window and door unit which leads to the garden.

To the first floor there are 2 double bedrooms and a further small box room. The bathroom has a modern white suite with a full length bath with shower over and a winder to the front. A cupboard on the landing houses the gas central heating boiler providing the hot water and central heating throughout.

Outside, the property has a front lawn with 2 parking spaces to the side and a gate to the rear garden. The rear garden is fully enclosed with a small patio area and storage shed at the rear of the property leading to a level lawn. It enjoys the majority of the days sun uninterrupted.

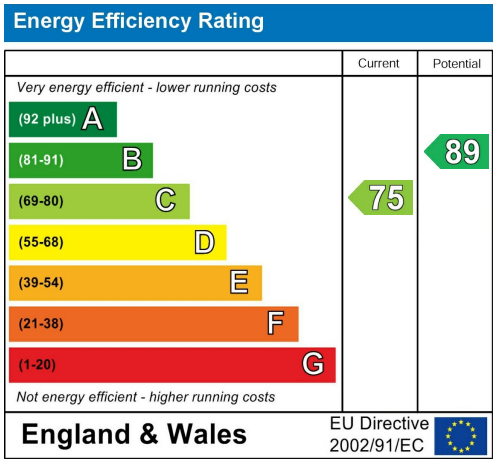
TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band B

DISCLAIMER

In accordance with the Digital Markets, Competition and Consumers Act 2024, we have taken reasonable steps to ensure that all material information is included but these particulars are intended only to give a fair description of the property to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Start & Co nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Nothing in these particulars shall be deemed to be a representation under the Misrepresentation Act 1967, and neither the agents nor the seller accept responsibility for any error, omission, or misstatement. We have not tested any fixtures, fittings, services or appliances and cannot verify their condition. All measurements quoted are approximate and for guidance only. Items shown in photographs are not included unless specifically mentioned in the sales particulars. Please consult your appointed conveyancing solicitor to verify property title and tenure. The property is offered subject to contract and availability.
All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER

















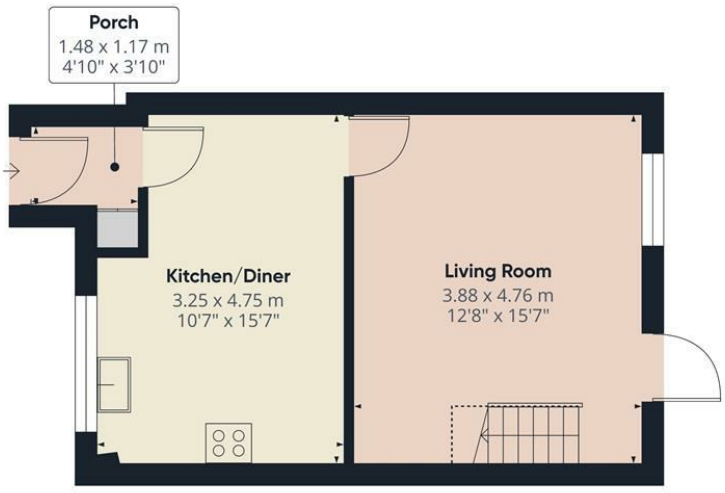




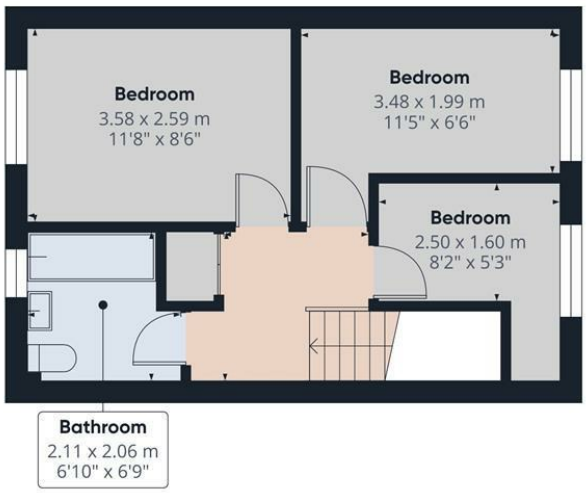








Floor 0





Floor 1

Start & co ESTATE AGENTS

Approximate total area(1)

65.1 m²

700 ft²

Reduced headroom

1.3 m²

14 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

Start & co

THE NEWQUAY ESTATE AGENT

www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk