



11A, Mayfield Road, Newquay, TR7 2DQ

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Agencies

A semi detached two DOUBLE family home, within walking distance of Newquay town centre. This property would suit a FIRST TIME BUYER. The property offers a low maintenance enclosed garden and a off street parking space. Internally the accommodation comprises of a entrance hall, kitchen, lounge dining room, two bedrooms and a family shower room. Early viewing is highly recommended,

Asking Price £250,000 Freehold

Key Features

- Ideal For First Time Buyers
- Low Maintenance Rear Garden
- Close To Town Centre
- Family Shower Room
- Allocated Parking Space
- Gas Central Heating
- Two Double Bedrooms
- Early Viewing Highly Recommended

Location

Located close to the town centre and beaches is this semi detached family home. The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and night clubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance Porch

7'0" x 3'1" (2.15 x 0.95)

Obscure double glazed door to the front entrance. Obscure singled door to entrance hall.

Entrance Hall

12'0" x 5'7" (3.67 x 1.72)

Obscure single glazed door to the entrance porch. Stairs rising to the first floor with understairs cupboard.





Lounge

17'6" x 11'9" (5.34 x 3.59)

Double glazed patio doors to the rear enclosed. Double glazed window to the rear elevation. Radiator.

Kitchen

10'10" x 8'2" (3.31 x 2.51)

Double glazed window to the front elevation. A recently refitted kitchen with a range of base, wall and drawer units with roll top worksurfaces over with a inset stainless steel sink unit. space for a free standing gas cooker. washing machine, fridge freezer, washing machine and dishwasher.

Landing

Double glazed window to the side elevation.

Bedroom One

14'4" x 10'10" (4.38 x 3.32)

Double glazed windows to the front elevation. Radiator. Storage cupboard

Bedroom Two

11'10" x 9'9" (3.61 x 2.99)

Double glazed window to rear elevation. Radiator.

Shower Room

7'5" x 6'11" (2.27 x 2.11)

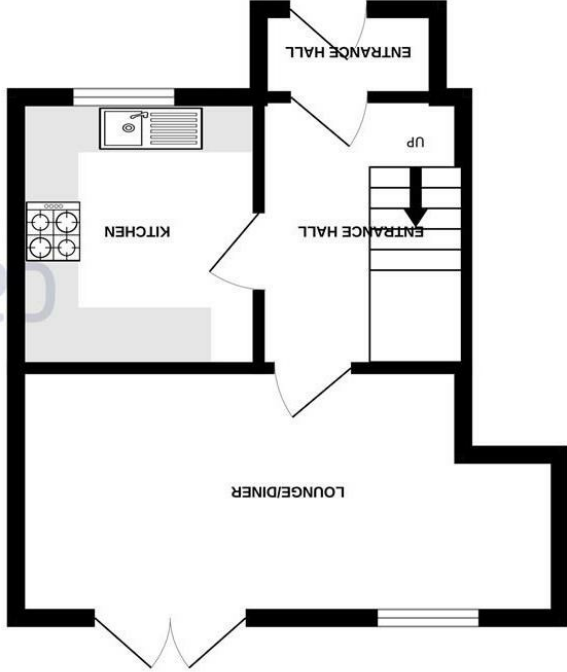
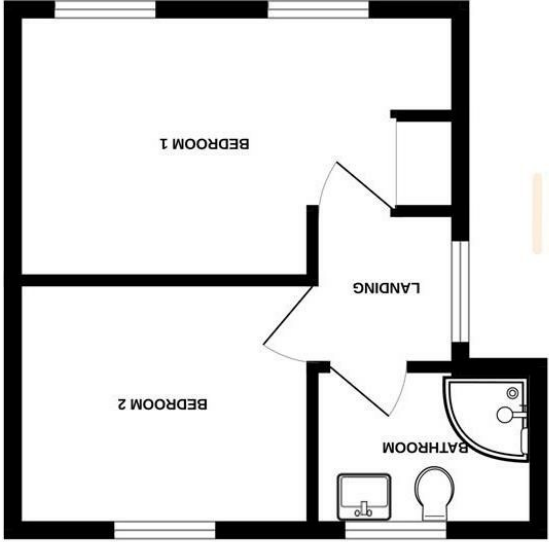
Obscure double glazed window to the rear elevation. Corner shower cubical with sliding doors and electric overhead shower. Pedestal wash hand basin. Close coupled WC with dual flush. Radiator.

Externally

To the front is a low maintenance garden enclosed by stone walling. To the rear is allocated parking along with a rear enclosed low maintenance garden laid mainly to hard standing. enclosed by stone walling and timber fencing.



Energy Efficiency Rating		
Current	Potential	EU Directive 2002/91/EC
84	70	
England & Wales		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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