

12 Wych Hazel Way, Newquay, TR7 2LL



**LOVELY PLOT WITH LOTS OF POTENTIAL | NO ONWARD CHAIN
| Link detached 2 double bedroom bungalow in a very popular
residential location set on a lovely plot with views towards the
River Gannel.**

- Generous plot with a sunny South facing rear garden
- Long single garage and driveway parking
- Side extensions with potential for further accommodation
- Popular residential location in the suburbs of Newquay Town
- Gas central heating and uPVC double glazing
- Great potential and ready for modernisation

Price £325,000 Freehold

Wych Hazel Way is regarded as a very popular residential suburb of Newquay Town and enjoys an elevated plot with reaching views overlooking the estuary at Trevemper. Popular for being a quiet residential location, the position is also great to walk to Newquay Town Centre, The Boating Lake, River Gannel and local primary schools.

From Wych Hazel Way, the property enters onto a driveway suitable for 2 cars to park off-street in tandem. There is also a lawned front garden with mature hedging surround.

Upon entering the bungalow there is a small entrance vestibule which leads further to an entrance hall which provides access to all rooms.

To the left are 2 double bedrooms both fitted with double wardrobes in addition to the room measurement. The front bedroom benefits from a nice outlook over the neighbouring properties and towards the estuary, whilst the back has a large patio door and window unit which opens onto the rear garden. To the right is the separate lounge with original fireplace and kitchen. The kitchen has a very serviceable range of floor and wall mounted units and recesses for modern white good appliances.

The old rear door from the kitchen now leads onto a sun room and single blockwork garden room which provides access to the rear garden. The attached garage has a rear door and is much longer than a standard garage providing enough room for a car whilst having ample storage to the rear or potential for an external utility room.

The rear garden is a real feature of the property. Mainly laid to lawn and split on 2 levels, thanks to low rise neighbouring buildings it enjoys the full days sun.

SERVICE


All Mains

TENURE

Freehold

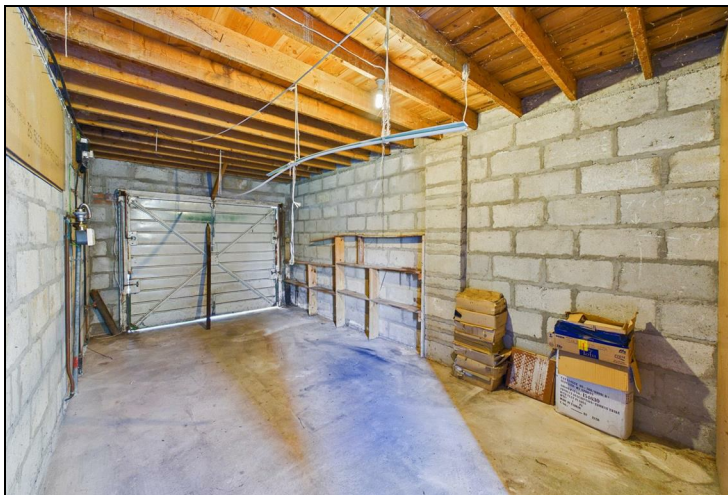
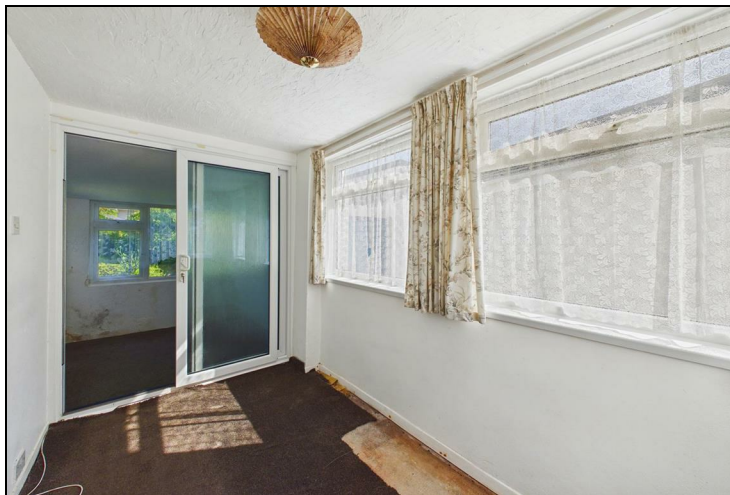
COUNCIL TAX

Band C

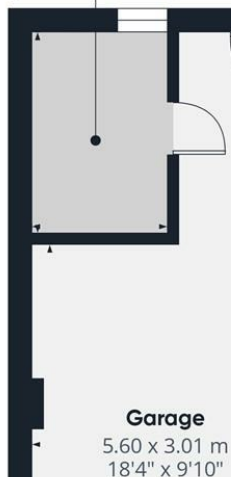
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Storage Room
2.40 x 1.66 m
7'10" x 5'5"



Bathroom
2.29 x 1.66 m
7'6" x 5'5"

Bedroom
3.32 x 3.03 m
10'10" x 9'11"



Kitchen
3.31 x 3.17 m
10'10" x 10'4"



Garden Room
2.64 x 2.50 m
8'7" x 8'2"



Sun Room
3.40 x 1.93 m
11'2" x 6'3"



Garage
5.60 x 3.01 m
18'4" x 9'10"



Bedroom
3.66 x 3.03 m
12'0" x 9'11"



Living Room
5.15 x 3.60 m
16'10" x 11'9"



Approximate total area⁽¹⁾
100.6 m²
1082 ft²

(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



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