

20 Tretherras Road, Newquay, TR7 2RA



DETACHED 2 BEDROOM BUNGALOW IN A SOUGHT AFTER LOCATION REQUIRING DEMOLITION OR SIGNIFICANT RE-BUILDING – GREAT PROJECT BUY

- Detached 2 Bedroom Bungalow – 896sqft
- Prime plot in sought after location
- Ripe for development
- CASH PURCHASERS ONLY – NOT MORTGAGEABLE
- IDEAL DEMOLITION AND SELF BUILD PROJECT
- POOR CONDITION THROUGHOUT
- Cornish Unit Construction
- South facing enclosed garden
- Energy Rating - F

Guide Price £250,000 Freehold

TENURE
Freehold

SERVICES
Mains electricity, water and drainage

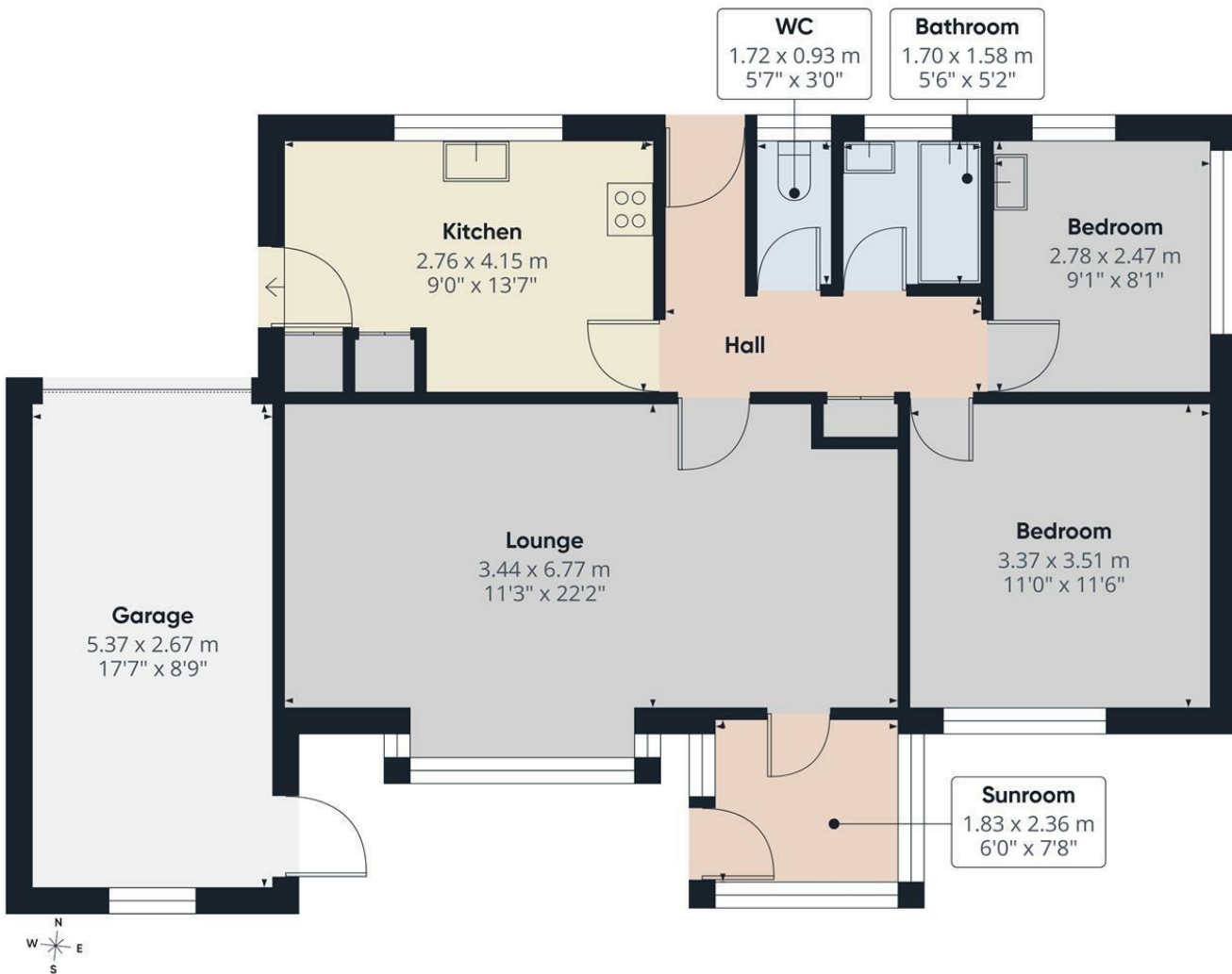
COUNCIL TAX
Band C

CONSTRUCTION
The property is of Cornish Unit pre-fabricated construction (with the exception of the garage) and is not considered mortgageable. CASH PURCHASERS ONLY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾
83.4 m²
896 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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