

## 5 Towan Blystra Road, Newquay, Cornwall TR7 2RP



**QUIET CENTRAL LOCATION | SOUTH FACING GARDEN |  
Detached 3 bedroom house occupying a wonderful plot in a very  
popular cul-de-sac just a 5 minute walk to the town centre.**

- Stunning South facing rear garden
- Modern gas central heating and uPVC double glazing throughout
- Very well looked after property in a clean and tidy condition
- Lots of extension potential subject to planning permission
- Unique quiet location for a very central part of town
- Vacant possession with no onward chain

**Price £450,000 Freehold**

Towan Blystra Road is a highly desirable residential street just 10 minutes walk from Chester Road and Newquay Town Centre. The area is close to Tretherras secondary school and has the popular Newquay Orchard and Newquay Sports Centre right on the doorstep. The area has become a very popular residential suburb of Newquay with families and retirees benefitting from all of the surrounding leisure facilities, shops and cafe's on the doorstep.

The property sits in a large level plot at the end of a cul-de-sac off Towan Blystra Road with surrounding lawned gardens and potential for enlargement. The property has gas central heating, double glazing and is presented in good condition for its age throughout. The property is available for immediate purchase with vacant possession and no chain.

From the front, the door opens into a small entrance vestibule and further into the entrance hallway providing access to the first floor and all downstairs rooms. The lounge has a dual aspect looking out at lots of mature trees and enjoys the sun throughout the day and evening. This opens through to the kitchen diner which enjoys the same sunny aspect to the rear. There are a range of floor and wall mounted kitchen units, all in fantastic condition for their age. This moves further into the utility room with separate front entrance door and the spacious garage. The garage has an electric roller door, houses the gas central heating boiler and provides access to the rear garden.

To the first floor is a very large master bedroom with a Southwest aspect. There are 2 further double bedrooms and a family bathroom with further potential to extend over the garage.

**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX**

Band D

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





