25, Mallory Drive, Newquay, TR7 3FD

david ball
Agencies

A opportunity to purchase a CHAIN FREE three bedroom family home in a sought after location. The accommodation currently comprise of a entrance hall, cloakroom, kitchen/breakfast room, and a lounge to the ground floor. the property is completed by the three bedrooms the principal room benefiting from being En Suite. Externally the property offers a allocated parking space along with a rear enclosed garden. Early viewing is highly recommended.

Asking Price £259,950 Freehold

Key Features

- Chain Free
- Enclosed Rear Garden
- Solar Panels
- Gas Central Heating
- Allocated Parking Space
- Kitchen Breakfast Room
- Principal Bedroom En Suite
- Early Viewing Highly Recommended

Entrance Hall
10'8" x 3'6" (3.27 x 1.07)
Obscure double glazed door to the front elevation. Radiator. Stair rising to the first floor. Doors to subsequent accommodation.

Cloakroom
Close coupled WC with dual flush. Pedestal wash hand basin with tiled splash back. Radiator.

Kitchen / Breakfast Room
10'9" x 8'9" (3.29 x 2.67)
Double glazed window to the front elevation. A fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Inset stainless steel one and quarter sink unit with mixer tap. Integrated electric oven. Four ring gas hob over. Extractor hood. Space for free standing fridge freezer, washing machine and dish washer. Radiator.

Lounge
16'0" x 13'10" (4.89 x 4.23)
Double glazed patio doors to the rear enclosed garden. Double glazed window to the rear elevation. Radiator. Storage cupboard.

Landing
Access to loft, Storage cupboard. Doors to bedrooms and bathroom.

Bedroom One
12'1" x 9'3" (3.69 x 2.84)
Double glazed window to the rear elevation. Radiator. Door to en suite.

En Suite
6'8" x 4'6" (2.05 x 1.38)
A shower cubical with with electric overhead shower. Bi folding shower door. Close coupled WC with dual flush. Pedestal wash hand basin. Part tiled walls. Heated towel rail.

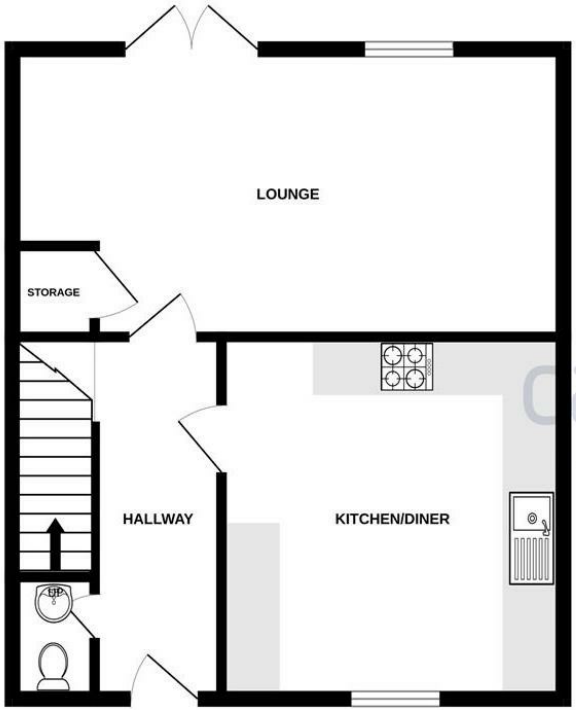
Bedroom Two
10'0" x 5'10" (3.05 x 1.79)
Double glazed window to the front elevation. Radiator.

Bedroom Three
6'9" x 6'5" (2.07 x 1.97)
Double glazed window to the rear elevation. Radiator.

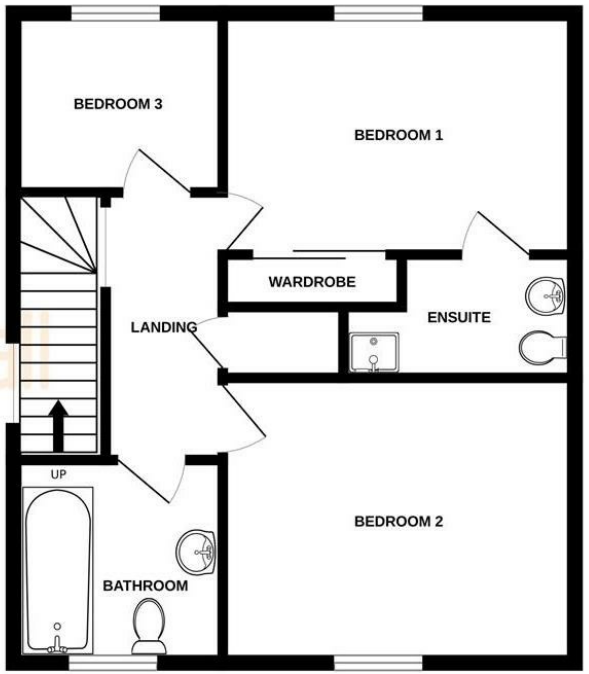
Family Bathroom
6'10" x 5'10" (2.09 x 1.79)
Obscure double glazed window to the front elevation. Panel bath with shower over. Close coupled WC with dual flush. Pedestal wash hand basin. Part tiled wall. Heated towel rail.

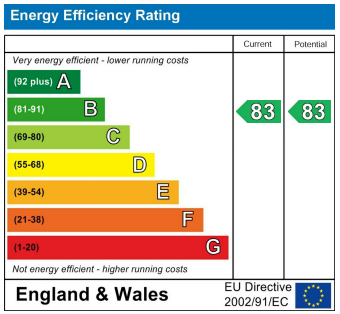
Externally
To the front of the property is a numbered allocated parking space. Along with a planed small front garden. To the rear the garden is enclosed by timber fencing with a side entrance gate. The garden itself is laid mainly to lawn with paved patio and pathway. Potential buyers should be aware that this property is subject to a annual estate fee set currently at £174.00 per annum.

GROUND FLOOR



1ST FLOOR





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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