Start & co
THE NEWQUAY ESTATE AGENT
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1 Stret Morgan Le Fay, Newquay, TR7 1GS



VACANT DOUBLE FRONTED 3 BEDROOM HOUSE AT TREGUNNEL WITH A DELIGHTFUL PRIVATE REAR GARDEN, A SINGLE GARAGE AND GATED PARKING ON THIS POPULAR RESIDENTIAL ESTATE CLOSE TO NEWQUAY TOWN

- 3 Bedroom family home – 854 sqft
- Gated private parking space
- Downstairs WC
- Lounge with rear doors into garden
- Gas Central Heating and Double Glazing
- Delightful private garden with patio and decking
- Popular residential estate
- Single Garage with surf shower
- VACANT POSSESSION WITH NO CHAIN
- Kitchen/diner

Price £370,000 Freehold

This handsome double fronted house is situated on the ever-popular Duchy estate at Tregunnel, a sympathetic and attractive estate of relatively new houses just a short walk from Newquay Town, Pentire and Fistral Beach.

Accommodation is on two floors and extends to 854sqft plus the garage. The central entrance hall provides access to the stairs along with the kitchen/diner and the lounge to each side. To the rear of the kitchen/diner is a rear vestibule linking to the garden and providing access to the useful downstairs WC. The lounge runs front to back and has double opening doors showcasing the view over the delightful rear garden. The first floor accommodation comprises three bedrooms and one bathroom.

No.1 sits in a lovely plot on the edge of the estate with a delightful and thoughtfully laid out level rear garden including a patio area, a rear deck, twin lawns with planting and a gated parking space off the rear (suitable for a hardstanding or daily parking) adjacent to a single garage accessed from the rear. The garage incorporates an outside wall mounted beach/surf shower.

The property has been rented and is now offered with immediate vacant possession and no onward chain.

TENURE
FREEHOLD

SERVICES
ALL MAINS

COUNCIL TAX
Band C

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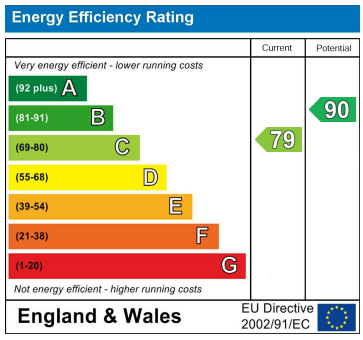
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area(1)

96.6 m²

1040 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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