

26 Glamis Road, Newquay, TR7 2RY



ORIGINAL 3 BEDROOM SEMI DETACHED OLDER STYLE HOUSE ON GLAMIS ROAD WITH A DRIVEWAY, A GARAGE AND A DELIGHTFUL PRIVATE SOUTH FACING REAR GARDEN

- Huge potential – 951sqft
- Oil central heating
- Single garage
- Popular and convenient location
- Ripe for extension
- Double glazing
- Private South facing garden
- Perfect family home project
- Private drive
- VACANT POSSESSION – NO CHAIN

Price £395,000 Freehold

This spacious family home offers great potential for refurbishment and modernisation and is ripe for rear/side extensions to increase the accommodation on offer. This classic semi-detached design offers a light and airy hall with 2 reception rooms, one opening directly into the rear garden. The kitchen sits next to the dining room and would create a lovely open plan rear kitchen/diner with opening up works. The first floor houses the 3 bedrooms (2 double, 1 single) and a bathroom with separate WC. The property benefits from oil central heating off a recent external boiler.

The private drive will accommodate 3 cars and leads to a large single garage set slightly behind the house with a new electric garage door, a garden gate and a pedestrian door into the rear garden.

The property backs onto the Sport Centre, with a lovely private South facing fully enclosed garden and is ideally located for Newquay Town, a short walk to Chester Road shops and close to local schools and town beaches.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage. Oil tank.

COUNCIL TAX

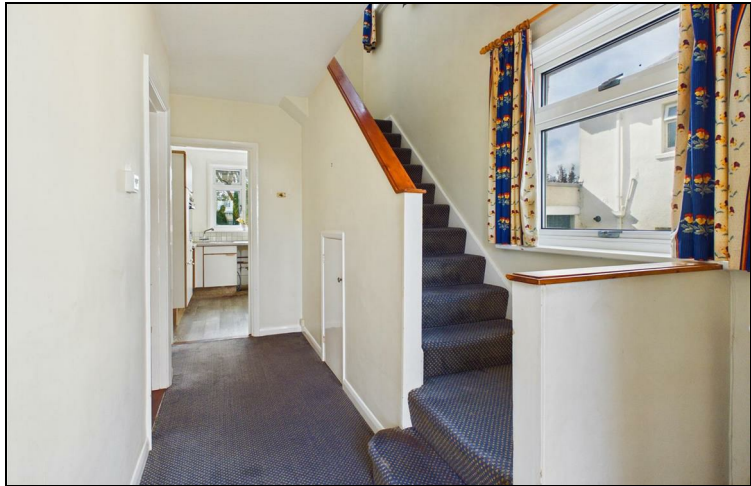
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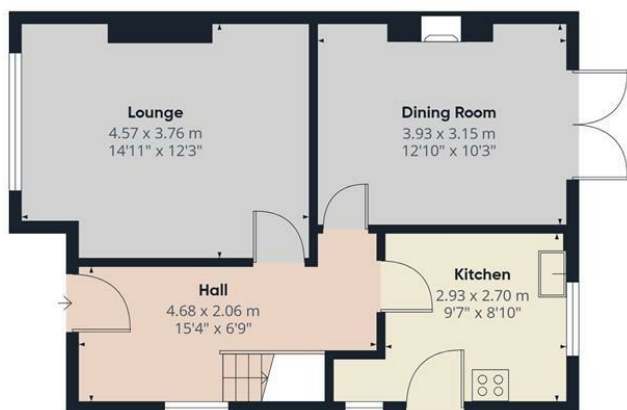
ENERGY PERFORMANCE CERTIFICATE

Awaited.

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







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

108.5 m²
1168 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

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk