

10 Billings Drive, Newquay, Cornwall, TR7 2SQ



STUNNING 3 BEDROOM HOUSE WITH 4 RECEPTION ROOMS ON BILLINGS DRIVE PRESENTED IN IMMACULATE CONDITION WITH A DOUBLE GARAGE, A FULLY LANDSCAPED MATURE PRIVATE REAR GARDEN AND A LARGE BRICK PAVED DRIVEWAY.

- Detached family home – over 2100 sqft
- Large Private drive and split DOUBLE GARAGE
- Garden Conservatory, Dining Room, Breakfast Room and Lounge
- Immaculately maintained and presented throughout
- Stunning mature private low maintenance garden
- Fully fitted kitchen plus utility room and wc
- Gas central heating and double glazing
- 3 First Floor double bedrooms, 2 bathrooms
- Popular peaceful residential location close to town

Price £665,000 Freehold

HALLWAY

13'4 x 6'8 (4.06m x 2.03m)

LIVING ROOM

16'1 x 13'4 (4.90m x 4.06m)

DINING ROOM

13' x 9'7 (3.96m x 2.92m)

CONSERVATORY

11'4 x 9'10 (3.45m x 3.00m)

KITCHEN

15'8 x 9'7 (4.78m x 2.92m)

BREAKFAST ROOM

13'3 x 8'6 (4.04m x 2.59m)

UTILITY ROOM

12'1 x 9'6 (3.68m x 2.90m)

WC

5'1 x 3'3 (1.55m x 0.99m)

FIRST FLOOR LANDING

13'7 x 2'7 (4.14m x 0.79m)

BEDROOM

20'1 x 11'11 (6.12m x 3.63m)

EN-SUITE

9'11 x 9'2 (3.02m x 2.79m)

BEDROOM

16'6 x 12'3 (5.03m x 3.73m)

BEDROOM

11'7 x 8'5 (3.53m x 2.57m)

BATHROOM

10'7 x 5'5 (3.23m x 1.65m)

GARAGE 1

19'7 x 9'11 (5.97m x 3.02m)

GARAGE 2

16'7 x 9'2 (5.05m x 2.79m)

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

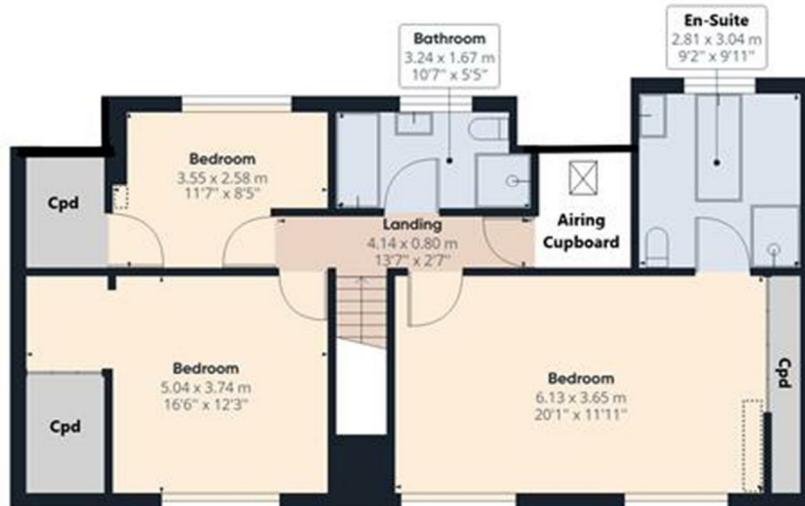




GROUND FLOOR



FIRST FLOOR



Start & co

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