

109 Dale Road, Newquay, TR7 2TQ



Well presented 2 double bedroom family home in a popular area of Treloggan, with enclosed rear garden and allocated parking space

- 2 double bedroom mid-terrace house
- Electric heating
- Ideal starter home or buy-to-let
- Enclosed rear garden
- Double glazed throughout
- 731 sq ft
- Allocated parking space
- Popular residential location in Treloggan
- Countryside glimpses from rear bedroom

Price £210,000 Freehold

Dale Road, situated in the popular area of Treloggan is a favoured area with younger couples and buy-to-let investors due to its proximity to supermarkets, primary schools, pub, Prow Park business village and recreational facilities. The town centre and town beaches are located just over a mile away from the property.

The property is approached via the front pedestrian path, leading to a small entrance porch. The large front aspect lounge features the staircase to the first floor and provides access through to the kitchen/diner. The kitchen is fitted with light grey units beneath a natural wood-effect worktop with space and plumbing for a washing machine, slimline dishwasher and recess for fridge/freezer. There is ample space for a dining table with seating with a door which leads out on to the rear garden.

To the first floor are two good-sized double bedrooms, both with built-in wardrobe recesses. The rear bedroom enjoys pleasant, far-reaching glimpses of the surrounding countryside.

The bathroom is fitted with a modern white suite, comprising a full-length bath with a mains-fed shower over.

Externally, the rear garden features a level decked seating area extending to a further gravelled section and small lawn with a garden shed. A pedestrian access gate is located at the end of the garden, leading to the car parking area with an allocated parking space for number 109.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

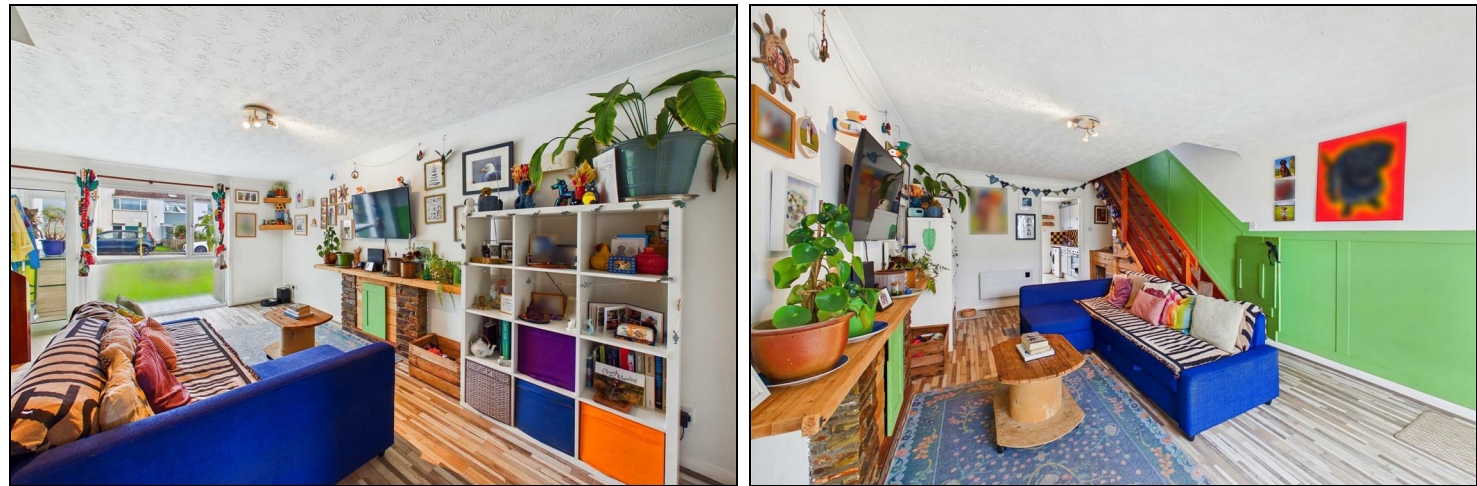
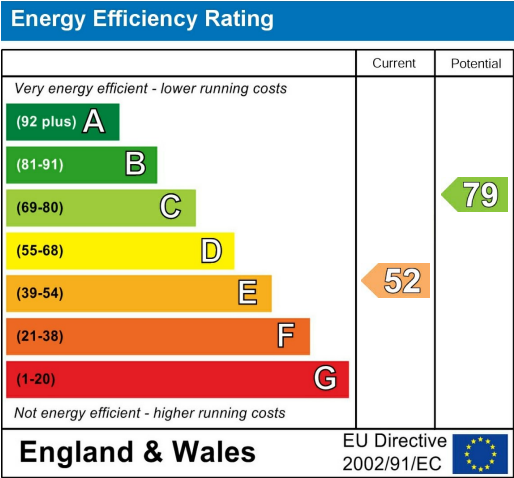
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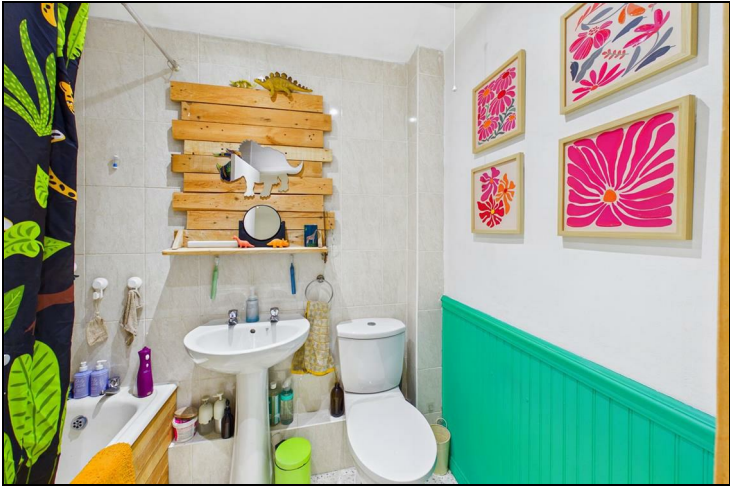
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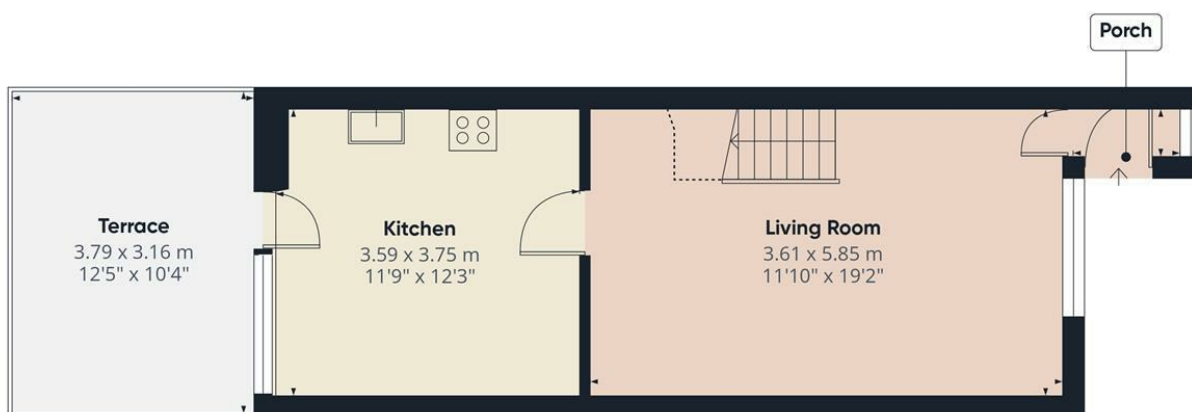
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Approximate total area⁽¹⁾

68 m²
731 ft²

Balconies and terraces

12 m²
129 ft²

Reduced headroom

1.5 m²
16 ft²

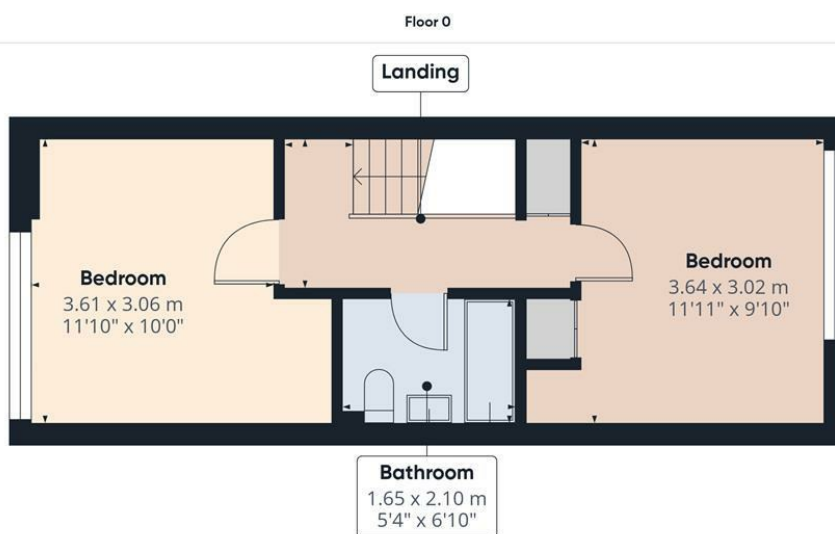
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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