

63 Quintrell Road, Newquay, TR7 3DY



SEMI-DETACHED 3 BEDROOM HOUSE CLOSE TO NANSLEDAN WITH GAS CENTRAL HEATING, DOUBLE GLAZING AND LARGER THAN AVERAGE GARDENS

- 3 Bedrooms, 2 Reception Rooms
- Gas Central Heating
- Garden Workshop
- Short walk to Bus Stop and Nansledan Community
- Kitchen and Breakfast Room
- Double Glazing Throughout
- VACANT POSSESSION NO CHAIN
- Lounge and Separate Dining Room
- Deceptive plot with large rear garden
- First Floor Bedrooms and Family Bathroom

Price £300,000 Freehold

This well presented 3 bedroom family home is offered with vacant possession and no chain. The property has an entrance porch leading to a hall that provides access to the lounge and the kitchen/breakfast room. The lounge has a door leading to a separate dining room with doors into the rear garden. Upstairs, the property has three bedrooms (2 double, 1 single) and a family bathroom.

63 Quintrell Road sits in a corner plot and benefits from a larger than average garden that stretches into the corner of the development. There is a seating area outside the breakfast room, along with a traditional rear garden area incorporating a shed/workshop and a further lawned garden section. A gate from the front provides independent access to the rear garden from the front.

Quintrell Road pre-dates Nansledan but the property now lies in close proximity to the Duchy estate with its eclectic mix of shops, boutiques, services and school along with the local bus route.

PARKING NOTE

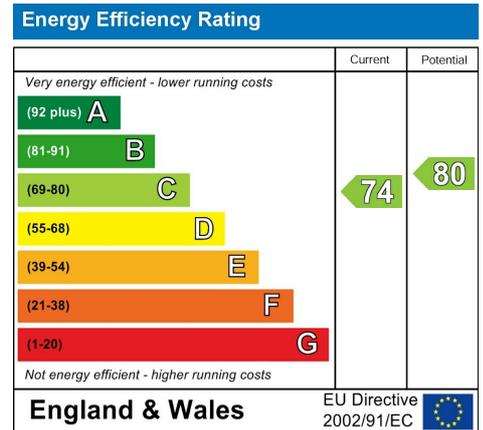
The property is not sold with private parking with residents parking in the street as available. The current owner rents a single garage and a fronting parking space from Ocean Housing immediately opposite the house (middle garage of three). Whilst it

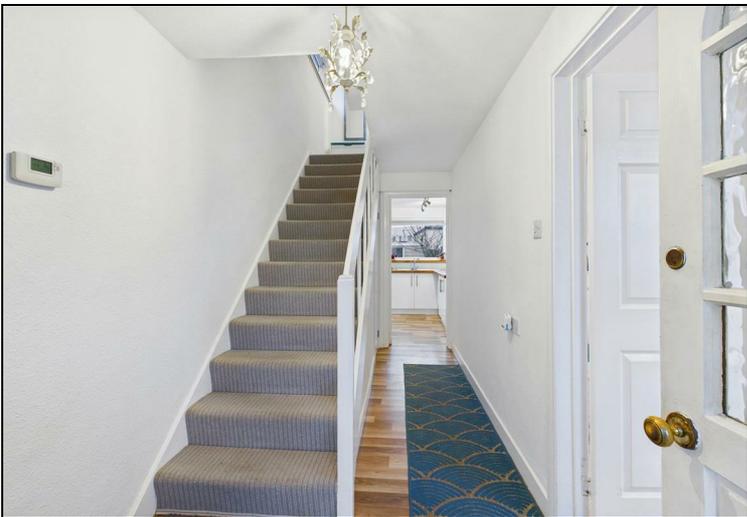
cannot be guaranteed, this rental arrangement may well be transferable to a new resident owner, subject to the approval and charges of Ocean Housing.

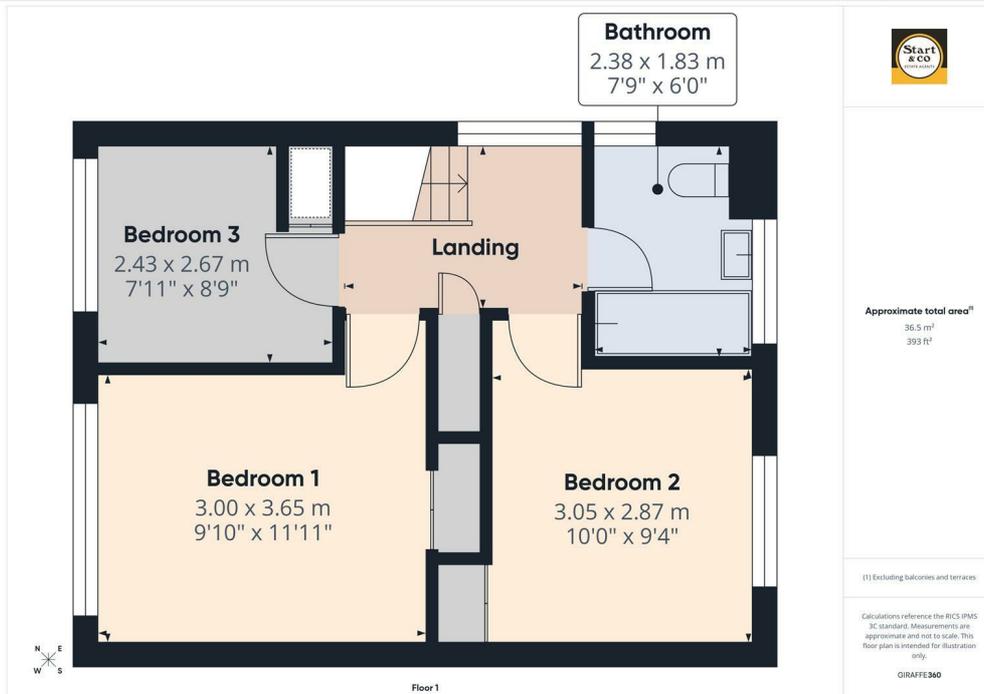
TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band B







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