Bonython Road, Newquay, TR7 3AN Approximate Area = 2225 sq ft / 206.7 sq m For identification only - Not to scale Bedroom 1 12'2 (3.71) min x 12' (3.66) Bedroom 2 12'2 (3.71) min x 10'10 (3.30) Bedroom 3 17'6 (5.33) max x 10'9 (3.28) max Kitchen / Lounge **Dining Room** 35'6 (10.82) 25'11 (7.90) x 14'6 (4.42) x 14'10 (4.53) Bedroom 4 13'3 (4.04) max Utility 9'8 (2.95) x 6'4 (1.93) x 10'2 (3.10) 000 **GROUND FLOOR** Door To Integral Garage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rohrs and Rowe. REF: 1341831