



10, St. Aubyn Crescent, Newquay, TR7 2RQ

david ball
Agencies

This three DOUBLE bedroom detached bungalow enjoys a substantial plot on a highly sought after road. The versatile accommodation comprises a lounge, sun room, kitchen/diner, three double bedrooms, family bathroom, utility room and garage. To the front of the property there is a drive way providing ample parking and to the rear there is an enclosed landscaped garden with a decked terrace and paved patio. Early viewing highly recommended.

£510,000 Freehold

Key Features

- Detached bungalow
- Substantial level plot
- Garage
- Sought after location
- Gas central heating
- Three double bedroom
- Enclosed rear garden
- Driveway parking
- EPC - D
- Double glazing throughout

AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

LOCATION

Located in the sought after area of Tretherras the property is within a ¼ mile of the Chester Road shopping centre and market, with the town centre less than a mile away. The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

ACCOMMODATION IN DETAIL

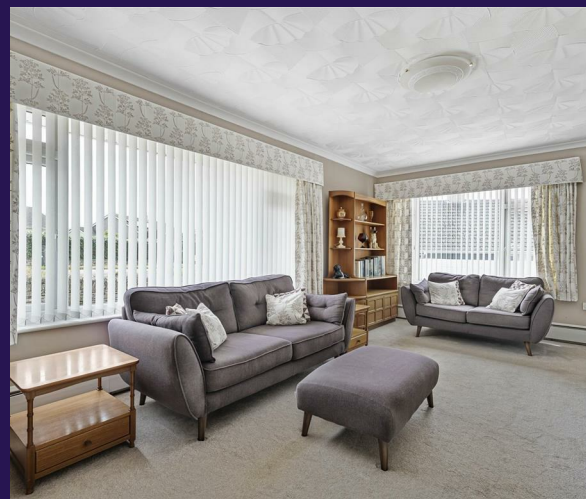
Measurements displayed on floor plan

ENTRANCE HALLWAY

uPVC double glazed entrance door. Aluminium double glazed sliding door to side elevation leading to the garden. Radiator. Part tiled flooring. Access to the garage, utility/WC and kitchen/diner

UTILITY/WC

uPVC double glazed window to the rear elevation. Range of fitted wall and cupboard units with roll top work surfaces over. Inset stainless steel sink unit. Close coupled WC. Space for washing machine. Tiled flooring.





KITCHEN/DINER

uPVC double glazed window to the rear elevation. Fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over with tiled splash back. Eye level integrated electric double oven. Four ring electric hob. Inset stainless steel sink unit with mixer tap and drainer. Space for fridge freezer. Vertical radiator. Wooden sliding door providing access to storage cupboard. Glazed doors to hallway and

LOUNGE

Dual aspect uPVC double glazed windows. Robinson Willy Sahara gas fire set within a Cornish stone hearth with stone mantle over. Skirting radiator. TV point. Telephone point.

HALLWAY

uPVC double glazed door leading to the sun room. Storage cupboard. Radiator. Access to subsequent accommodation.

SUN ROOM

uPVC double glazed window and entrance door to the side elevation. uPVC double glazed sliding door to master bedroom. Radiator. Tiled flooring.

BEDROOM ONE

uPVC double glazed sliding door to the sun room. Vertical radiator.

BEDROOM TWO

uPVC double glazed sliding door to the rear leading to decking and garden. Vertical radiator.

BEDROOM THREE

uPVC sliding door to the rear leading to decking and garden. Vertical radiator.

FAMILY BATHROOM

Opaque aluminium double glazed window to the side elevation. Corner shower unit with mains overhead shower and glass sliding door. Close coupled WC with dual flush. Pedestal wash hand basin. Heated towel rail. Shaver point. Tiled flooring. Part tiled walls.

GARAGE

Up and over electric garage door. uPVC double glazed door and window to the rear providing access to the garden. Power connected. Single glazed wooden door to entrance hallway.

OUTSIDE TO THE FRONT OF THE PROPERTY

There is a front garden laid to lawn bordered by low Cornish stone wall with planted hedgerow. A driveway with parking for a minimum of three cars. The rear can be accessed by both sides of the property.

OUTSIDE TO THE REAR OF THE PROPERTY

There is a landscaped garden with paved patio, lawned area and decking with glass and timber balustrade featuring a fish pond and summer house. The garden is bordered by shrubs and hedges. Shed.

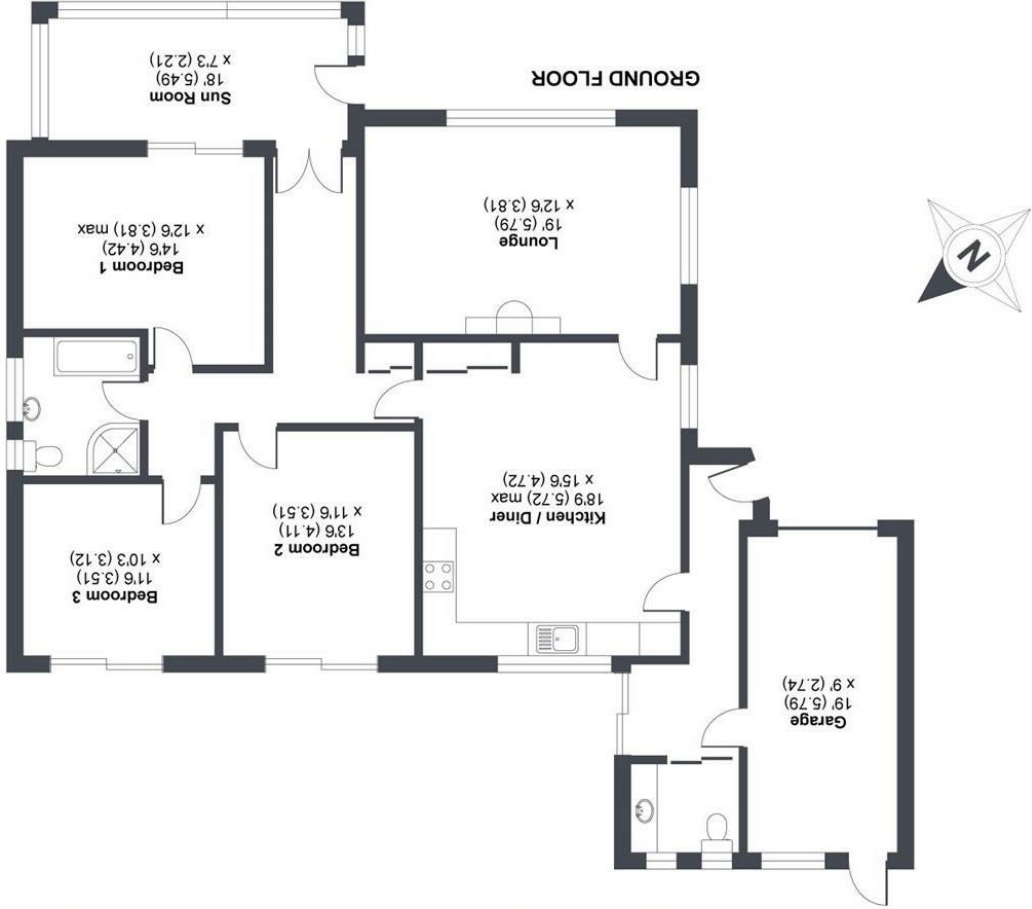
SERVICES

The following services can be found at the property: Mains electric, gas, water and drainage, however, we have not verified any of the connections. The gas central heating boiling is located in the majority boarded loft space.

COUCIL TAX BAND E

St. Aubyn Crescent, Newquay, TR7

APPROX. GROSS INTERNAL FLOOR AREA 1671 SQ FT 155.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

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