



47, Polwhele Road, Newquay, TR7 2SJ

david ball  
 Agencies

A well presented three bedroom home with a generous lounge, open kitchen, family bathroom and integral garage. With side access through a substantial lean-to storage area and driveway parking for four cars at the end of a quiet cul-de-sac in an ever popular family estate.

## Guide Price £300,000 Freehold

### Key Features

- \*\* CHAIN FREE \*\*
- Substantial corner plot
- Landscaped rear garden
- Lean-to external storage
- Highly rated schools nearby
- Three bedroom end terrace family home
- Ideal family home or investment
- Integral garage
- Driveway parking for four cars
- At the end of a quiet cul-de-sac

### Location

Located in the popular and sought-after Treloggan area on the outskirts of Newquay town, is a prime destination for families. Enjoying proximity to essential amenities, Treloggan features two major supermarkets, Bishop's primary school, The Tavern a family friendly traditional English pub, and recreational facilities like Concrete Waves, Trenance Boating Lake, Waterworld and Newquay Zoo - all within walking distance.

The town center, just a under a kilometer away, provides access to everything the it has to offer including the beautiful beaches. Treloggan falls comfortably within the catchment areas of Newquay's main secondary schools.

### Entrance Hallway

Entering through the front door there is access into the open plan kitchen area, stairs to the first floor landing and the lounge.





### **Open Plan Kitchen**

**12'5" x 6'7" max (3.80m x 2.01m max)**

A modern fitted kitchen with white units and laminate worksurfaces over. Space for freestanding electric oven and under counter dishwasher. Inset stainless steel one and a quarter sink unit with mixer tap and drainer tiled splashback.

### **Lounge**

**18'0" x 12'0" max (5.51m x 3.66m max)**

Generous lounge with sliding doors leading to the rear garden. Separate UPVC double glaze window radiator.

### **First floor landing**

Doors to subsequent accommodation. Double door to airing cupboard housing the Combi boiler. Door to storage cupboard. Loft access.

### **Bedroom One**

**12'1" x 9'11" max (3.69m x 3.03m max)**

PVC double glazed window overlooking the rear garden. Radiator. Built in wardrobe.

### **Bedroom Two**

**10'0" x 9'10" max (3.05m x 3.01m max)**

UPVC double glaze window. Radiator.

### **Bedroom Three**

**7'9" x 8'11" max (2.38m x 2.73m max)**

UPVC double window overlooking rear garden. Radiator.

### **Family Bathroom**

**7'9" x 6'1" max (2.38m x 1.86m max)**

Single panel bath unit with mixer tap and electric overhead shower. Close coupled WC with dual flush. Pedestal wash hand basin with mixer tap to UPVC double glaze pattern windows partially tiled walls. Heated towel rail.

### **Integral single garage**

Unable to measure at point of instruction

Single up and over Garage Door.

### **Lean to/side access**

**21'8" x 6'7" max (6.62m x 2.03m max)**

Both front and back doors providing access to the front and rear.

### **Externally**

The rear garden is landscape laid mainly with artificial turf, a decked pergola area, and a slab patio with access to side storage lean as well as a storage shed. To the front of the property there is driveway with parking for a minimum of four cars.



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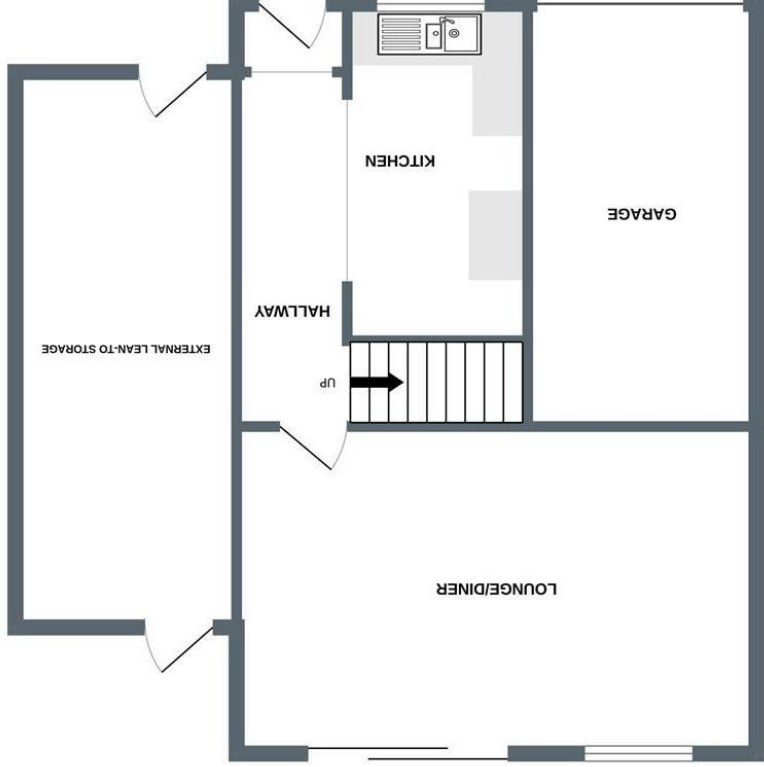
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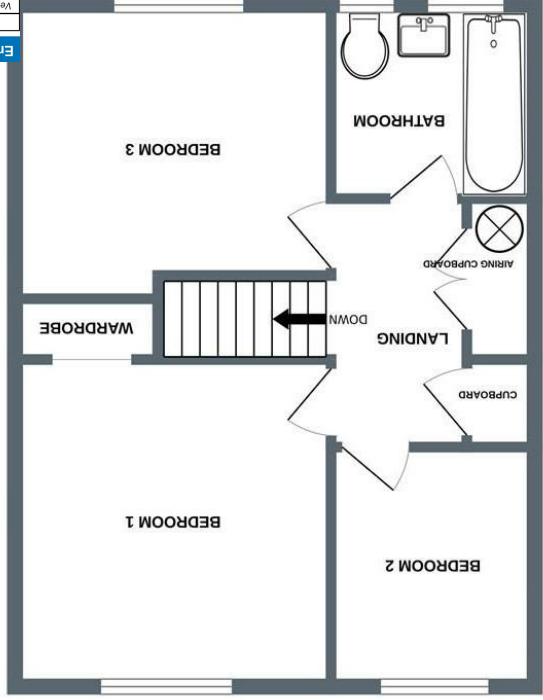
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating	
Current	Potential
85	71
<p>Very energy efficient - lower running costs</p> <p>A (82 plus)</p> <p>B (81-81)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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