



33, Parkland Close, Newquay, TR7 3EB

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Welcome to Parkland Close, Newquay a semi-detached house with great potential! This property boasts 3 bedrooms, 1 bathroom, and a spacious Lounge and dining room. Situated in a desirable location, this house offers convenience and accessibility. With a garden and a garage, there is ample space for outdoor activities and storage. The private parking adds to the convenience of this property, making it a practical choice for those with vehicles. Although the house is in need of modernisation, this presents an exciting opportunity for you to put your personal touch on the property and create the home of your dreams.

**Asking Price £275,000 Freehold**

## Key Features

- THREE BEDROOMS
- DOUBLE GLAZING
- DRIVEWAY
- GARDEN
- GAS CENTRAL HEATING
- GREAT FAMILY HOME
- GARAGE
- EPC TO FOLLOW

## LOCATION

33 Parklands is located on the outskirts of Newquay's town centre, close to the sought-after Nansledan area and the village amenities of St. Columb. Nearby, you'll find the popular Porth Beach. Local facilities include Morrisons and Sainsburys supermarkets, a primary school, McDonald's, Newquay Waterworld and Leisure Centre, pubs, and Trenance Gardens. Newquay itself offers a wide range of shopping, schools, and a selection of bars, restaurants, and nightclubs. The town is also home to a historic fishing harbour and some of Europe's most beautiful coastline. Newquay has both bus and rail links to nearby areas, and Newquay Airport is around seven miles away.

## HALLWAY

Obscure single glazed door and window to the front elevation. Stairs rising to the first floor with under stairs cupboard and doors leading to subsequent accommodation.

## LOUNGE

**14'2" x 12'10" max (4.32 x 3.93 max)**

Double glazed window to the front of the property. Radiator. Electric fire. Double doors to the dining room.







## **DINING ROOM**

**10'2" x 8'11" (3.11 x 2.72)**

Double glazed window To the rear of the property. Radiator.

## **KITCHEN**

**8'10" x 9'10" (2.71 x 3.01)**

Well appointed fitted kitchen offering a range of wall, base and drawer units with roll-top work surfaces. Inset sink with mixer tap and tiled splashback. Four-ring gas hob with extractor and electric oven. Integrated fridge. Double glazed window and door providing access to the rear garden.

## **BATHROOM**

**5'6" x 5'11" (1.68 x 1.81)**

Obscured window to the rear of the property. Hand washbasin with panelled bath with electric shower over.

## **W/C**

**5'6" x 2'7" (1.68 x 0.81)**

Close coupled w/c. Obscured window to the rear of the property.

## **BEDROOM ONE**

**12'10" max x 11'1" (3.93 max x 3.40)**

Double glazed window to the front of the property. Radiator

## **BEDROOM TWO**

**10'6" max x 10'8" (3.22 max x 3.26)**

Double glazed window to the rear of the property. Radiator

## **BEDROOM THREE**

**8'7" max x 8'11" (2.62 max x 2.74)**

Double glazed window to the front of the property.

## **EXTERIOR**

The property benefits from a lawned garden to the front with planted borders, and an enclosed lawned garden to the rear with fenced boundaries and mature hedging.

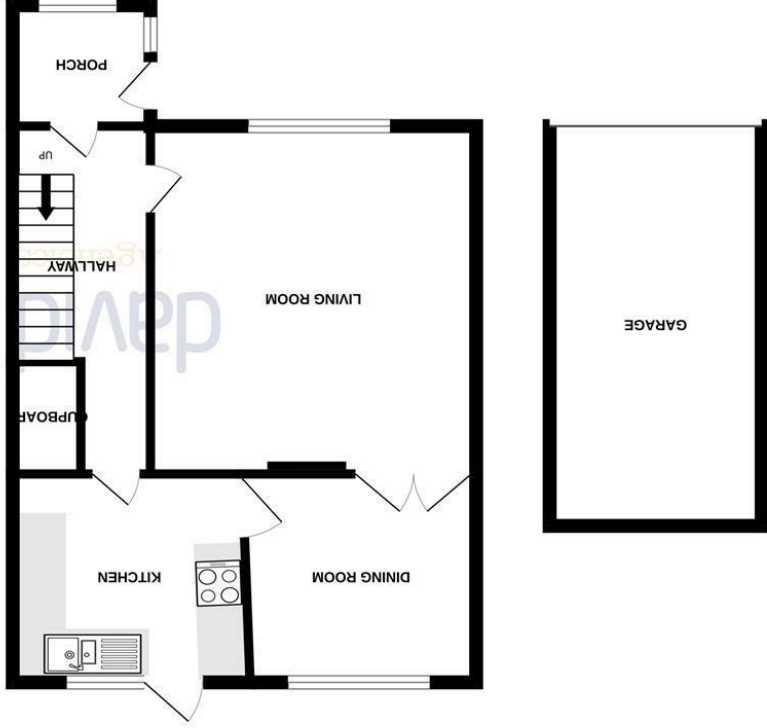
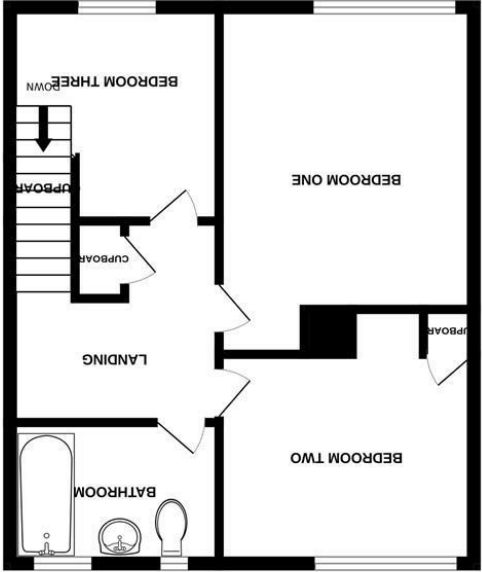
## **GARAGE**

Up and over door.

## **SERVICES**

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.





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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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