



1, Fox Close, Newquay, TR7 2FB

david ball  
Agencies

Occupying a distinctive position within this popular residential development, this is the only detached two-bedroom home of its kind on the estate, offering a unique opportunity to acquire a property that stands apart from the surrounding homes. Benefiting from versatile accommodation, a garage converted to a studio space, ample driveway parking and low maintenance.

## Guide Price £370,000 Freehold

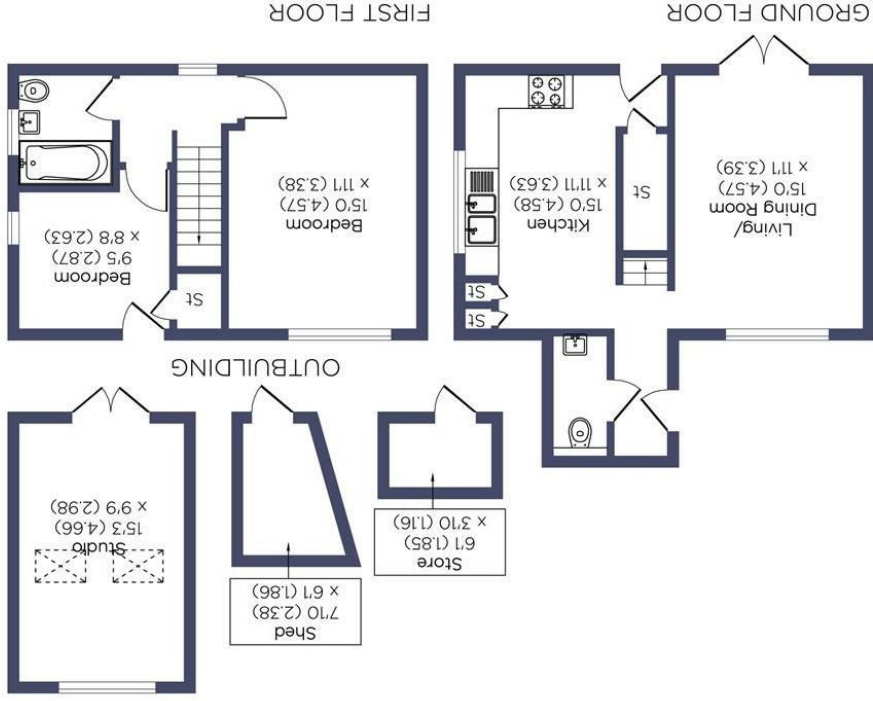
### Key Features

- Detached two bedroom home
- Contemporary kitchen/dining room with integrated appliances
- Private, low-maintenance rear garden
- Ample driveway parking
- Bright dual-aspect living room with garden access
- Converted and fully insulated art studio
- Garden shed storage
- Gas central heating and uPVC double glazing throughout





Fox Close, Newquay, TR7  
 Approximate Area = 756 sq ft / 70.1 sq m  
 Outbuilding Area = 212 sq ft / 19.6 sq m  
 Total Area = 968 sq ft - 89.7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon 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
81	
Very energy efficient - lower running costs	
A (82 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	

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 EU Directive 2002/91/EC

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