



38 Carminow Way, Newquay, TR7 3AZ

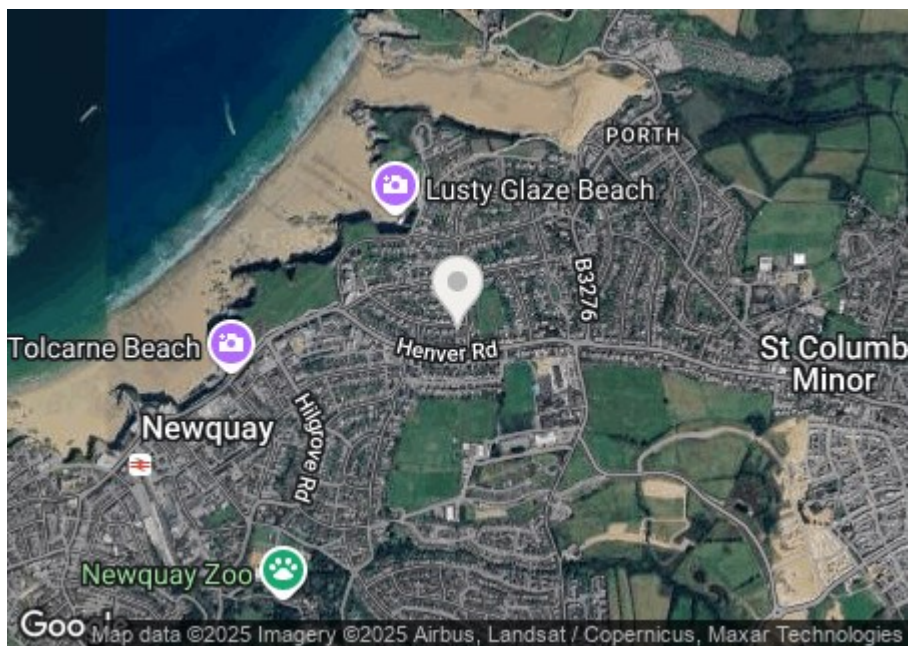
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Agencies

**** CHAIN FREE **** A rare and exciting opportunity to purchase this sizeable bungalow on a substantial plot in Carminow Way, part of the incredibly popular Lusty Glaze area of Newquay. In need of full refurbishment this property has an abundance of potential to either extend, remodel or develop subject to relevant planning permissions and building consent. To complete the property is a lounge, kitchen, dining room, family bathroom, downstairs WC, a ground floor bedroom, three bedrooms upstairs and a single garage. Parking for a minimum of two cars with potential to increase. Early viewing is highly recommended.

Guide Price £360,000 Freehold

Key Features

- **** CHAIN FREE ****
- Four bedrooms
- South facing, enclosed and level rear garden
- In need of modernisation
- New slate roof and insulation within the last 10 years
- Detached dormer bungalow
- Within 650m of Lusty Glaze and Porth beaches
- Single garage and driveway
- Electrical wiring certificate within the last 5 years





The Property

Upon entering the property, you're welcomed through the entrance porch that opens into a spacious and inviting hallway.

To the front of the home are two versatile reception rooms, both featuring attractive bay windows that overlook the front garden. These rooms are currently arranged as a ground floor bedroom and a formal dining room, the latter benefiting from a fireplace (currently capped) which could be reinstated for added character.

To the rear of the property, the extended lounge is a true highlight. This generous living space boasts a striking picture window that floods the room with natural light and offers views out over the south-facing garden. A side door provides direct access to the garden, while the gas fireplace presents an excellent opportunity to create a stylish focal point. The kitchen is positioned on the opposite side of the house and is accessed via the central hallway. It offers further access to the garden through a rear porch, that also has a utility cupboard. Centrally located between the main living areas are the family bathroom and a separate WC.

Upstairs, the property offers three bedrooms. Bedroom three enjoys a sea glimpse and benefits from eaves storage, which is also accessible from bedroom four. Both bedroom two and bedroom four overlook the rear garden with large south facing windows, enjoying plenty of natural light.

Externally

To the front of the property lies a well-maintained lawn bordered by established shrubs and planting, offering an attractive and welcoming approach. A paved path leads to the front entrance, with further access to the driveway, garage, and gated side access. The driveway currently accommodates parking for at least three vehicles, with potential to increase parking if desired.

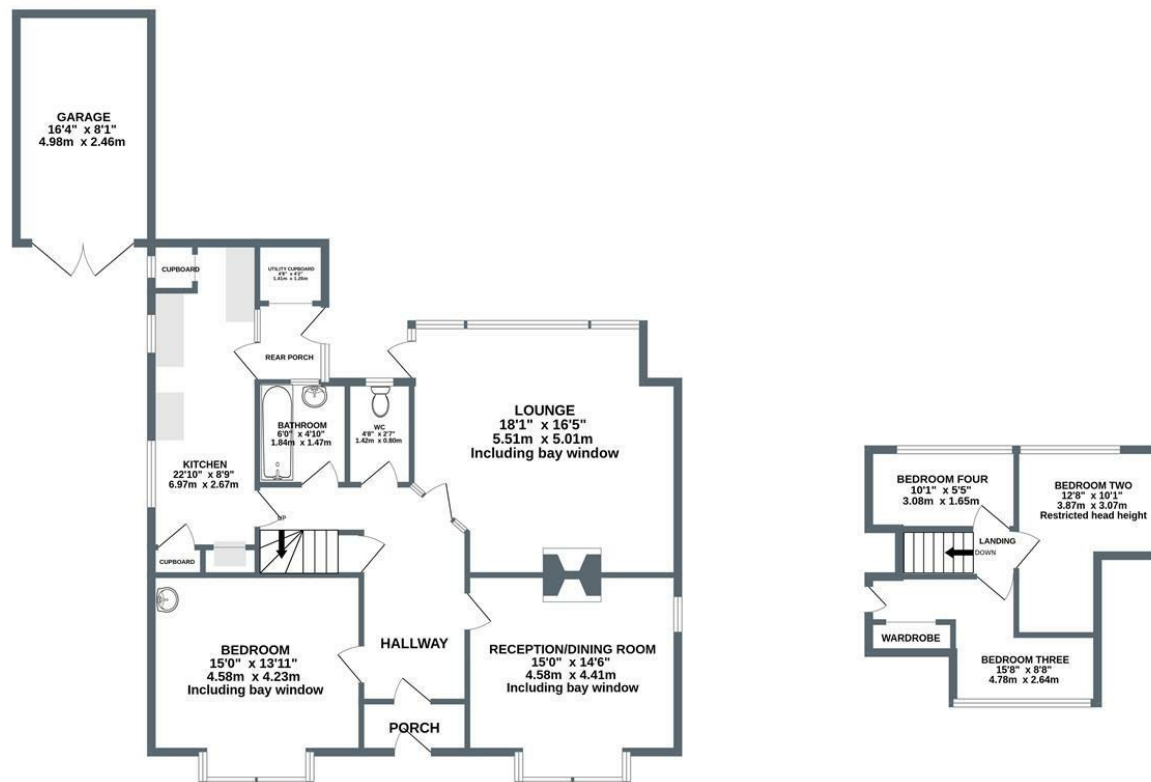
The rear garden is a standout feature of the home - impressively sized and level as well as enjoying a sunny south-facing aspect. Predominantly laid to lawn and enclosed for privacy, the garden boasts mature trees, including an apple tree, and features a greenhouse, shed, and a vegetable patch - perfect for keen gardeners.

Two patio areas provide ideal spots for outdoor dining and relaxation: one directly accessed from the house, and a second, more secluded terrace to the east side of the garden, ideal for capturing the evening sun.

The Location

Carminow Way enjoys a highly sought-after position just a short stroll from Chester Road, where an excellent selection of local shops, cafés and businesses can be found. This spacious property is set on a generous plot in a prime residential area, just 400 metres from the award winning Lusty Glaze Beach and within 650 metres of the ever-popular Porth Beach.

Also within easy reach are Tolcarne Beach, the iconic Barrowfields, and Newquay Town Centre - all accessible via a level walk of approximately 2km. Whether you're looking to enjoy the stunning coastline, access everyday amenities, or explore Newquay's vibrant town centre, this enviable location offers the perfect base to enjoy everything this thriving seaside resort has to offer.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(38-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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