



49, Chynance Drive, Newquay, TR7 2DY

david ball
 Agencies

Located in Chynance Drive, Newquay, this end-terrace house offers modern living with three bedrooms, ideal for families or those needing extra space. The open-plan reception room creates a welcoming space for relaxation and entertaining. The property includes a well-fitted kitchen and a large garden, perfect for outdoor activities or unwinding. Gas central heating and double glazing provide year-round comfort and energy efficiency. With easy access to local amenities, schools, and Newquay's renowned beaches, this home is a great opportunity for coastal living.

£269,000 Freehold

Key Features

- GAS CENTRAL HEATING
- LARGE GARDEN TO REAR
- OPEN PLAN LIVING
- GREAT LOCATION
- THREE BEDROOM HOUSE
- DOUBLE GLAZED WINDOWS
- MODERN KITCHEN

Entrance Hall

10'1" x 5'5" (3.08 x 1.66)

Double glazed window to the front elevation. Obscure double glazed door to the side elevation. Stairs rising to first floor. Wooden single glazed door to lounge.

Open Plan Living Space

23'5" x 16'7" (7.16 x 5.07)

Dual aspect double windows. Wooden single glazed door to utility. Radiator. Under stairs storage cupboard. A fitted kitchen with a range of base, wall and drawer units with square edge works surfaces over with a inset stainless steel sink unit with mixer tap, Inset electric oven with a four ring gas hob over.

Utility

8'6" x 4'0" (2.61 x 1.23)

Obscure double glazed door to the side elevation. Double glazed window to the side elevation. Door to





Cloakroom

7'3" x 4'0" (2.22 x 1.23)

Obscure double glazed window. close coupled WC with dual flush. Wash hand basin with mixer tap. Part tiled walls.

Landing

9'8" x 6'0" (2.95 x 1.84)

Access to loft. Storage cupboard. Access to bedrooms and bathrooms.

Bedroom One

10'5" x 10'2" (3.19 x 3.12)

Dual aspect double glazed windows. Radiator. Storage cupboard.

Bedroom Two

10'2" x 8'7" (3.10 x 2.62)

Dual aspect double glazed windows. Radiator. Storage cupboard housing the gas central heating boiler.

Bedroom Three

9'10" x 7'6" (3.00 x 2.30)

Double glazed window to the front elevation. Radiator.

Family Bathroom

8'2" x 5'5" (2.51 x 1.66)

Obscure double glazed window. P shape shower bath with electric overhead shower. Close coupled WC with dual flush. Heated towel rail. Part tiled walls.

Externally

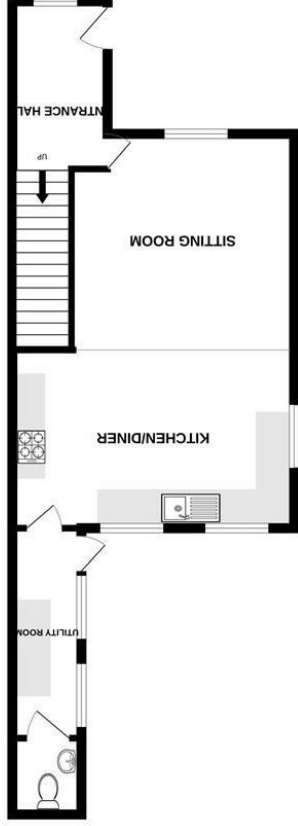
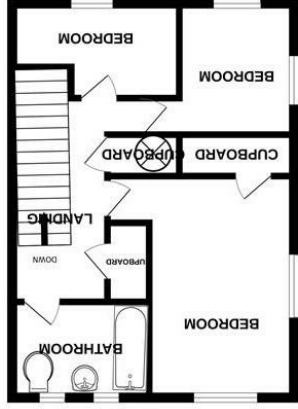
The property offers a front garden with is laid mainly to lawn. To rear and side of the property is a area of hard standing, with a area or lawn.





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e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH



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Energy Efficiency Rating	
Current	Potential
86	52
<p>England & Wales EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p>	
<p>Not energy efficient - higher 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>	

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