



7, Rawley Lane, Newquay, TR7 2ET

david ball
Agencies

This detached three double bedroom dormer bungalow occupies a generous plot and offers potential to modernise the accommodation that includes well-sized lounge/diner, a functional kitchen, and a family shower room. Additional features include an integral garage and parking for a minimum of four cars. Viewing is recommended.

Guide Price £320,000 Freehold

Key Features

- ** CHAIN FREE **
- Three double bedrooms
- Open plan lounge diner
- Driveway parking for minimum of four cars
- UPVC double glazing and gas central heating
- Detached dormer bungalow
- In need of refurbishment
- First floor with Trenance Valley and Viaduct views
- Integral single garage
- Enclosed low maintenance rear garden

The Property

Entering into the hallway, there is a downstairs WC and an under-stair storage cupboard, as well as access into the garage, third bedroom, kitchen and the lounge. The lounge/diner features a gas fireplace with slate hearth, cornish stone surround and wooden mantelpiece, double doors opening to the front and connects to the dining area through a large arch way that provides the open-plan layout. The dining area includes sliding doors leading to a rear garden terrace with steps down to the garden and access into the kitchen. The kitchen is fitted with a range of base, wall, and drawer units, a waist-high integrated electric double oven, a four-ring electric hob, an inset stainless steel sink with a mixer tap and drainer, and space for an under-counter washing machine as well as the wall mounted combi boiler. A window overlooks the garden, and a door provides direct access to it. The third bedroom is situated at the rear of the property, offering views over the garden. The integral garage has an electric roller door and window to the side, with potential conversion to additional living space subject to planning and building regulations.

On the first floor, a landing with storage cupboard provides access to the two double bedrooms, a family shower room. The primary bedroom is generously sized, featuring dual-aspect windows and a built-in wardrobe. The second bedroom also benefits from dual-aspect windows, one of which is a skylight. Both bedrooms enjoy views over Trenance Valley and the viaduct. The shower room includes a double-width shower, a close-coupled WC, a pedestal wash hand basin, a radiator, and skylight window.





Location

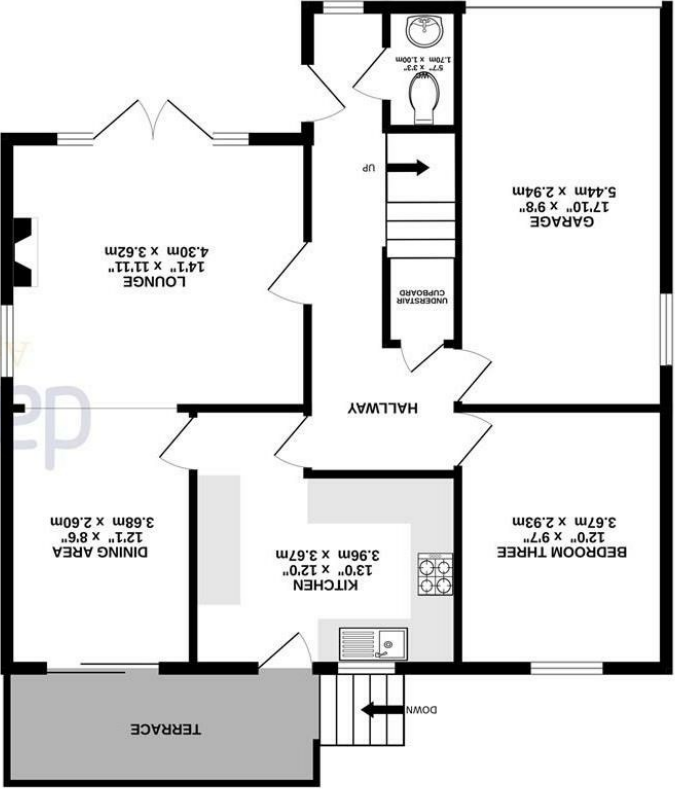
Conveniently positioned between the Gannel Estuary and Newquay town centre, both of which are within walking distance from the property. Rawley Lane falls within the wider area of Mayfield, a family area with small local park nearby and popular schools just a short walk away. For the family market this is an ideal area with great amenities for kids and the wonderful beaches nearby.

Externally

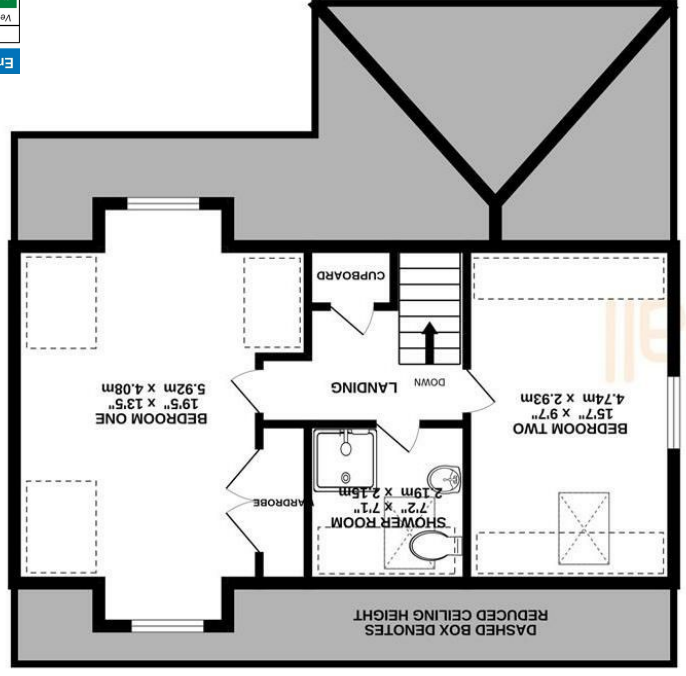
To the front of the property is a shared driveway entrance that leads to the generous block paved driveway with parking for a minimum of four cars. The rear garden can be accessed by either side of the house and offers an enclosed low maintenance block paved courtyard style space with established planting.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating	
Current	Potential
81	61
Very energy efficient - lower running costs A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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