



Byde 2, 27 Mellanvrane Lane, Newquay, TR7 2LB

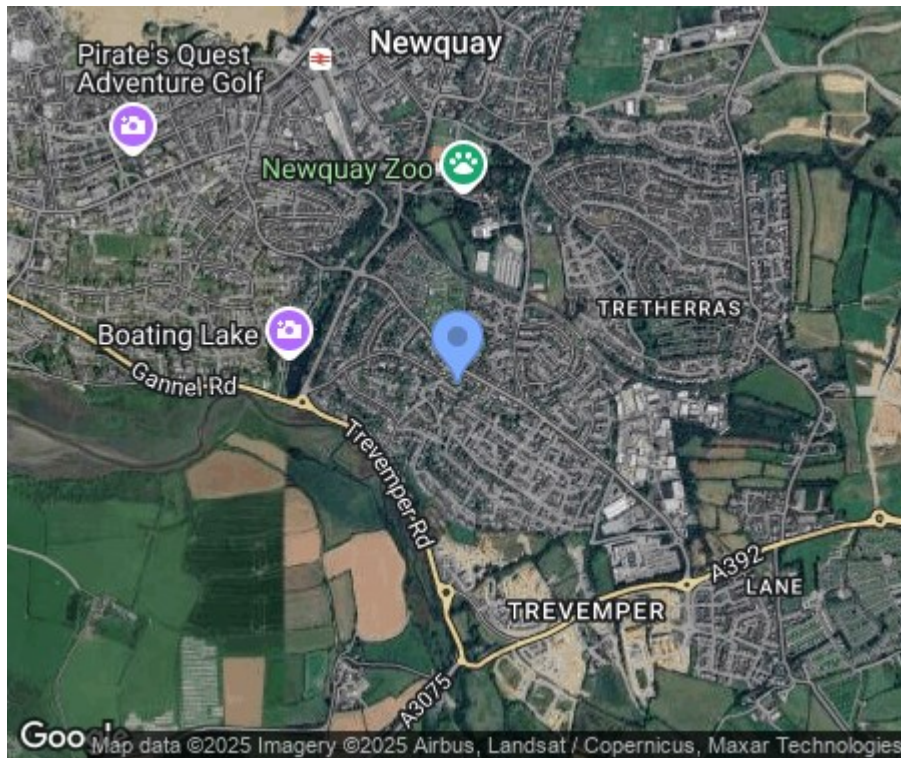
david ball  
Agencies

A CHAIN FREE unfurnished semi-detached house with double glazing and gas central heating. Two bedrooms. Kitchen/Diner with separate lounge boasting block parquet flooring. Family bathroom. Enclosed rear garden. Parking for two cars.

**Guide Price £199,950 Freehold**

## Key Features

- \*\*Chain Free\*\*
- Period Features
- Separate Lounge
- Potential first time buyer or investment opportunity
- Allocated Parking
- Kitchen/Diner
- Private rear garden
- Viewing recommended





## Lounge Dining Room

**22'10" x 12'0" (6.97 x 3.68)**

Obscure double glazed entrance door to side elevation. Dual aspect double window. Radiator. Stair rising to first Floor, Decorative fireplace (no Chimney) with a matching tiled surround and hearth with wooden mantel over. steps rising to

## Kitchen

**15'3" x 7'11" (4.65 x 2.43)**

Double glazed sliding patio doors leading to the rear garden. A fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over with a inset stainless steel sink unit with mixer tap. Space for washing machine, electric oven and freestanding fridge freezer. vaulted ceiling. Storage cupboard housing the gas central heating boiler.

## Landing

Access to bedrooms and bathroom.

## Bedroom One

**12'1" x 10'7" (3.70 x 3.23 )**

Dual aspect double glazed windows. Radiator.

## Bedroom two

**6'3" x 6'5" (1.93 x 1.98)**

Obscure double glazed window to the side elevation. Radiator.

## Bathroom

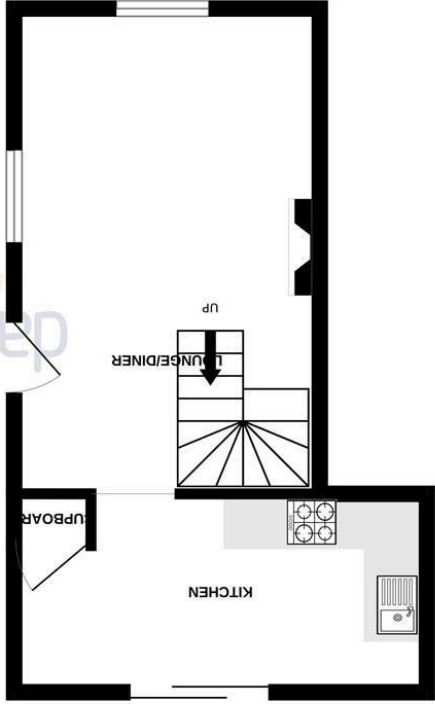
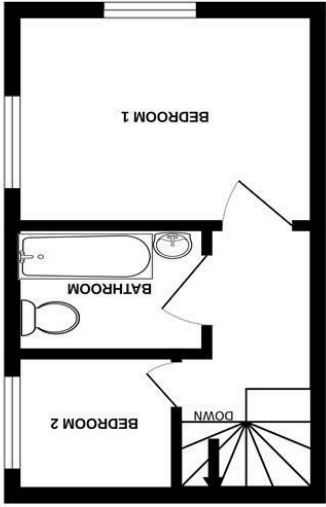
**8'9" x 4'9" (2.68 x 1.47)**

Panel bath with mixer tap and shower head. Close coupled WC with dual flush. Pedestal wash hand basin. Extractor fan. Shaver Point, Radiator.

## Externally

To the front is a level front garden laid to lawn along with an allocated parking space. To the rear is a paved patio and a partially enclosed garden laid mainly to lawn.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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                    |           |  |
|---------------------------------------------|-----------|--|
| 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 |           |  |
| EU Directive 2002/91/EC                     |           |  |
| Current                                     | Potential |  |
| 84                                          | 53        |  |