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### 33 Pydar Close, Newquay TR7 3BS

**£294,000**

A GORGEOUS TWO BEDROOM SEMI DETACHED BUNGALOW WITH A PRIVATE AND WELL ESTABLISHED 'SUN TRAP' GARDEN A GARAGE AND DRIVEWAY PARKING LOCATED IN THE HIGHLY DESIRABLE RESIDENTIAL STREET OF PYDAR CLOSE. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** Bungalow - Semi Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 2 / **BATHROOMS:** 1

#### FEATURES:

- TWO BEDROOM SEMI DETACHED BUNGALOW
- GARAGE AND AMPLE DRIVEWAY PARKING
- LOW MAINTENANCE 'SUN TRAP' GARDEN
- CONSERVATORY
- NO ONWARD CHAIN
- QUIET, RESIDENTIAL LOCATION
- VERY WELL PRESENTED INSIDE AND OUT

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#### DESCRIPTION:

Pydar Close is widely regarded as one of Newquay's most sought-after and family-friendly residential streets. It features well-maintained homes set on generously sized, well-spaced plots with mature gardens, all within walking distance of Tretherras School.

Located on the outskirts of Newquay, Pydar Close offers convenient access to and from the town centre. Newquay itself is a popular coastal town, known for its variety of shops, cafes, bars, and restaurants. The nearest beach at Porth, is a picturesque, sheltered sandy cove with several amenities including seaside cafes, a boutique clothing shop, and a beachside pub. For everyday essentials, Chester Road is the closest shopping hub, offering a range of services such as a convenience store, post office, banks, and multiple cafes.

Step into a bright and inviting entrance porch that leads into a generously sized lounge, bathed in natural light from a large front-facing window and offering plenty of space for comfortable living and entertaining.

There are two well-proportioned double bedrooms—one overlooking the front, the other enjoying views of the rear garden—ideal for family living or flexible use. The rear kitchen is neatly fitted with a range of base and wall units and has space for a cooker, fridge freezer, and washing machine. Just off the kitchen, a sunny conservatory opens directly onto the garden, making it a perfect spot for dining or relaxing.

The inner hallway provides access to a loft, a handy airing cupboard housing the water tank, and an immaculately presented bathroom complete with a corner shower, WC, and wash basin. The home features electric night storage heating and modern uPVC double glazing throughout. There is a mains gas connection to the property, convenient if a buyer wishes to install gas central heating.

Outside, a long driveway offers ample off-road parking and leads to a single garage with light and power. The rear garden is a private, low-maintenance oasis with mature borders, a striking palm tree, and a raised sun deck for all-day sunshine. There's also a sheltered patio area, side access to the front, and rear access to the garage.

This move-in-ready home, offered with no onward chain, will appeal to a wide range of buyers seeking a neat, low maintenance bungalow in a highly desirable location.

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Porch  
1.22m x 1.09m (4'0 x 3'7)

.

Lounge  
4.88m x 3.58m (16'0 x 11'9)

. Bedroom 1

Bedroom 1  
3.45m x 2.90m (11'4 x 9'6)

.

Bedroom 2  
3.28m x 2.62m (10'9 x 8'7)

.

Shower Room  
1.96m x 1.68m (6'5 x 5'6)

.

Kitchen  
3.25m x 2.03m (10'8 x 6'8)

.

Garage  
5.26m x 2.57m (17'3 x 8'5)

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## FLOORPLAN:



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 |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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