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47 Pendragon Crescent, Newquay TR7 2SS

£210,000

AN EXTENSIVELY REFURBISHED TWO-BEDROOM END OF TERRACE HOUSE WITH A GARAGE AND A NEAT, LOW MAINTENANCE GARDEN LOCATED IN A TUCKED AWAY CUL DE SAC, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

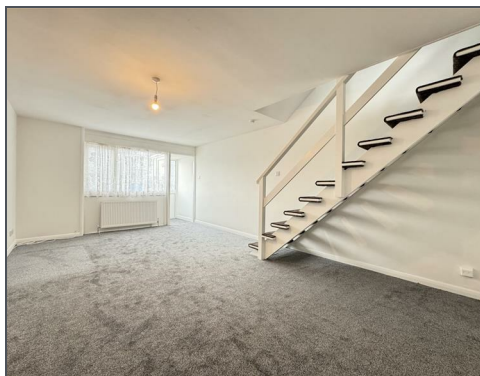
- FULLY REFURBISHED TWO BEDROOM END OF TERRACED HOUSE
- NEW ROOF IN 2024
- KITCHEN AND BATHROOM BOTH REPLACED IN 2024
- GARAGE IN A BLOCK WITH A NEW DOOR
- RE-CARPETED AND RE-DECORATED THROUGHOUT
- NEAT LOW MAINTENANCE GARDEN WITH ADDITIONAL SIDE AREA IDEAL FOR A SHED
- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- TUCKED AWAY AT THE END OF A QUIET CUL DE SAC

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DESCRIPTION:

Welcome to Number Forty Seven Pendragon Crescent; a two bedroom end of terrace house located in the very popular Treloggan area of Newquay always favoured with families and buy to let investors. Pendragon Crescent forms part of a very convenient and residential area close to Morrisons and Lidl supermarkets with easy access to Newquay's amenities and attractions including its many beaches. It also offers very easy access in and out of Newquay only a couple of minutes from the A392.

Pendragon Crescent has always been a very popular location with families given its close proximity to amenities and schools. This property benefits from being tucked away location away from passing traffic in a quiet cul de sac. It has recently been fully extensively refurbished and is now 'turn-key' ready. Updates and improvements include a new roof, replacement kitchen and bathroom, new carpets and a de-decoration throughout. The garage has also had a replacement door.

The accommodation is approached via an entrance porch into a lounge with stairs to the first floor. This is a brilliant family room with a large window to the front and a useful under stairs area which could be utilised as storage or possibly a 'work from home' space.

The kitchen at the rear is bright and spacious with a generous range of grey gloss units with space for a washing machine, fridge freezer and an integrated oven and electric hob. From the kitchen there's a door to the rear garden and ample space for a family sized dining table aswell as a large storage cupboard.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. Both are generous doubles with space ideal for built in wardrobes.

The bathroom which has recently been replaced is part tiled with a bath and shower over. Also on the first floor, there's a useful airing cupboard and access to the loft.

This property has gas central heating powered by a combination boiler located in the kitchen. (The current achievable rent for this property is £950 pcm)

The garden at the rear is neat and low maintenance. Just across the road, you will find the single garage within a block which has recently had a new door.

In summary, this is a great opportunity for a first time buyer to get their foot on the property ladder or for an investor to purchase a lucrative investment property. It's ready to move into wiuth no onward chain!

AGENTS NOTE

We are informed that here is a right of way allowing access for neighbouring properties through the garden. it is rarely if ever used as most properties have their own rear access.

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Lounge
5.82m x 3.53m (19'1 x 11'7)

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Kitchen
3.68m x 3.53m (12'1 x 11'7)

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Bedroom 1
3.76m x 3.58m (12'4 x 11'9)

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Bedroom 2
3.58m x 3.10m (11'9 x 10'2)

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Bathroom
2.06m x 1.60m (6'9 x 5'3)

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Garage
5.18m x 2.51m (17'0 x 8'3)

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		87
	(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	

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

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