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39 Polwhele Road, Newquay TR7 2SJ

£282,000

A VERY WELL PRESENTED AND PARTICULARLY SPACIOUS THREE BEDROOM FAMILY HOME WITH A GARAGE, PARKING AND A SUNNY GARDEN, LOCATED IN A TUCKED POSITION ON THE EDGE OF NEWQUAY CLOSE TO SCHOOLS AND AMENITIES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- THREE BEDROOM FAMILY HOME
- QUIET, TUCKED AWAY LOCATION
- GARAGE AND DRIVEWAY PARKING
- ENCLOSED SUNNY GARDEN
- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- CLOSE TO SCHOOLS AND AMENITIES
- RECENTLY REPLACED KITCHEN AND BATHROOM
- BOILER REPLACED IN 2021

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DESCRIPTION:

Welcome to Number Thirty Nine Polwhele Road, located in the very popular Treloggan area of Newquay always favoured with families and buy to let investors. Polwhele Road forms part of a very convenient 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. It has always been a very popular location with families given its close proximity to amenities and schools.

This property has been lovingly cared for and much improved by the current owners who have recently upgraded the kitchen, bathroom and replaced the boiler.

An entrance porch guides you into the hallway where you will find stairs to the first floor. The kitchen at the front has recently been replaced and offers a generous range of grey shaker units with space for an oven, dish washer, washing machine and fridge freezer.

At the rear of the property, the lounge, which is 18' long has the benefit of sliding doors opening into the rear garden. There's practical laminate flooring and an electric fire.

All three bedrooms can be found on the first floor. The bedrooms are all decorated and presented to a very good standard with modern decor and carpets. There's two useful cupboards off from the landing and access to the loft which is partly boarded. The family bathroom is bright and fresh, featuring a bath with a shower over. There's a separate WC next door.

This property has Upvc double glazing and gas central heating powered by a combination boiler located in the kitchen, replaced in 2021.

Externally, this family home is set well back from the road with a neat, low maintenance front garden. There is driveway parking with unrestricted parking on the street outside. At the rear, the fully enclosed garden is a blank canvas with a patio and a lawned area perfect for a morning coffee in the sun.

In summary, this is a brilliant family home with generous accommodation, a garage, parking and a neat garden. It's perfect for first time buyers and offered with no onward chain.

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Hallway
3.86m x 0.91m (12'8 x 3'0)

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Kitchen
3.78m x 2.01m (12'5 x 6'7)

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Lounge
5.51m x 3.81m (18'1 x 12'6)

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Bedroom 1
3.68m x 3.05m (12'1 x 10'0)

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Bedroom 2
2.97m x 2.79m (9'9 x 9'2)

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Bedroom 3
2.74m x 2.34m (9'0 x 7'8)

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Bathroom
1.83m x 1.42m (6'0 x 4'8)

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WC
1.83m x 0.76m (6'0 x 2'6)

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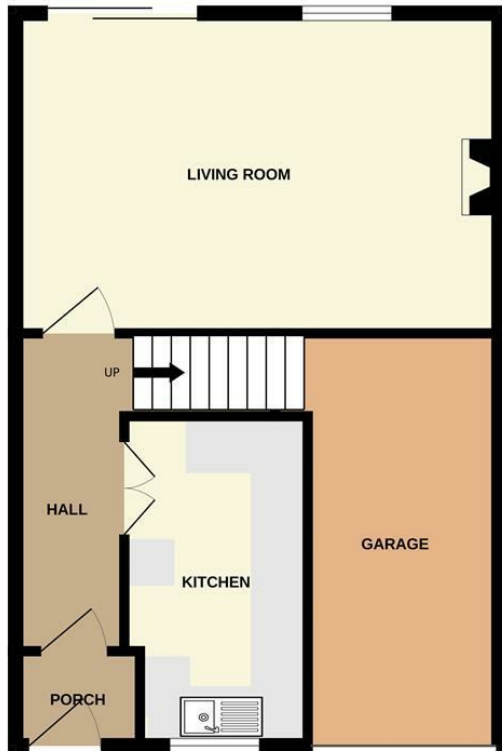
Garage
5.03m x 2.29m (16'6 x 7'6)

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FLOORPLAN:

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

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) 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	(92-100) 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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