

## 17 St. Aubyn Crescent, Newquay, TR7 2RQ



### **SPACIOUS 2 DOUBLE BEDROOM INDIVIDUAL BUNGALOW WITH HUGE POTENTIAL IN A GOOD PLOT ON THIS PRIME RESIDENTIAL CUL-DE-SAC CLOSE TO CHESTER ROAD**

- Spacious bungalow for refurbishment
- Good plot with large driveway
- Requiring refurbishment and modernisation
- 1287 sqft
- VACANT POSSESSION
- Private enclosed rear garden
- Gas central heating and double glazing
- 2 Double Bedrooms, 2 Reception Rooms
- EXTREMELY SOUGHT AFTER CUL-DE-SAC
- Utility Room and large single garage

**Price £395,000 Freehold**

**CONDITION NOTE**

The concrete tiled roof has suffered significant under felt deterioration and it is expected that the roof will have to be stripped and re-felted at the earliest opportunity. The existing tiles can be re-used, which is fairly common practice. Please note that the property requires refurbishment and modernisation throughout.

**TENURE**


Freehold

**SERVICES**

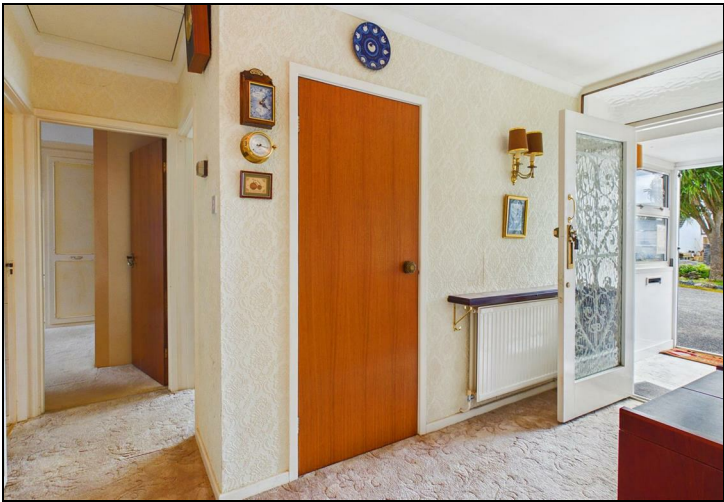
All mains

**COUNCIL TAX**

Band E

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |







**Approximate total area<sup>(1)</sup>**  
119.5 m<sup>2</sup>  
1287 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

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