

8 Coronation Way, Newquay, Cornwall TR7 3JL



END OF TERRACE 3 BEDROOM HOUSE FOR REFURBISHMENT SAT IN A LARGE CORNER PLOT WITH DEVELOPMENT/EXTENSION POTENTIAL SUBJECT TO PLANNING PERMISSION

- 3 Bedroom house requiring full refurbishment
- Potential for extension/house plot subject to pp
- Mostly Gas Central Heating and Double Glazing
- Vacant possession and no chain
- 974 sq ft
- Popular location close to Porth and schools
- REQUIRING MODERNISATION THROUGHOUT
- Large plot with gated vehicular access
- Front and rear gardens in addition to side plot
- POTENTIAL FOR A SEPARATE HOUSE PLOT

Price £300,000 Freehold

This gable fronted end of terrace house constructed in 1952 represents an increasingly rare opportunity to buy a property for refurbishment with the added potential of a large wide plot that offers potential for a significant side extension to the existing accommodation, or perhaps an additional dwelling, subject to planning permission.

Available with vacant possession and no onward chain.

TENURE

Freehold

SERVICES

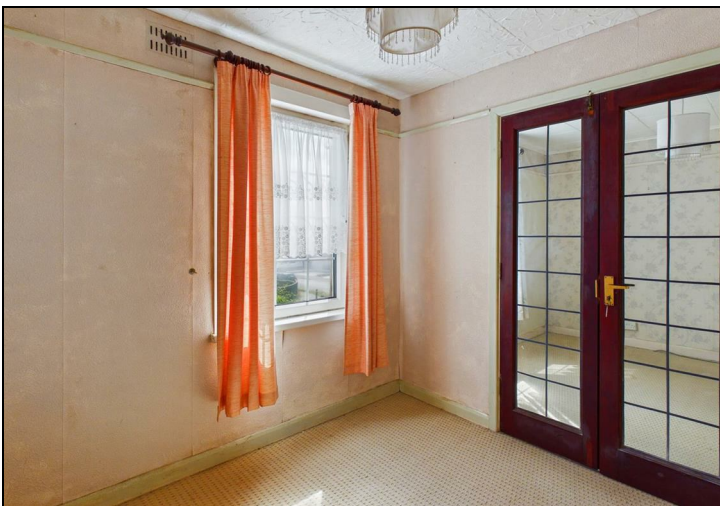
All mains

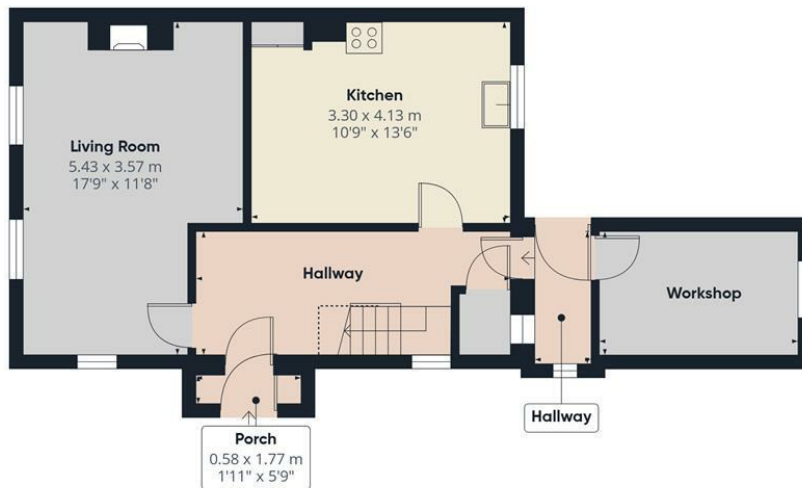
COUNCIL TAX

Band B

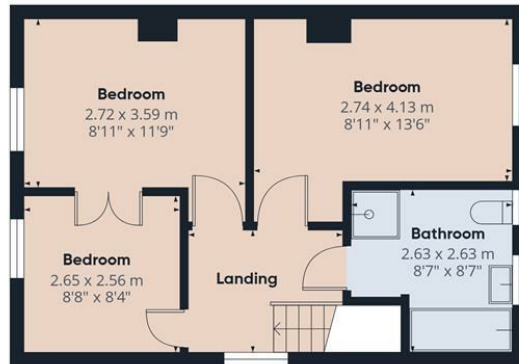
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Floor 0



Floor 1



Approximate total area⁽¹⁾

90.5 m²
974 ft²

Reduced headroom

0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

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