

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

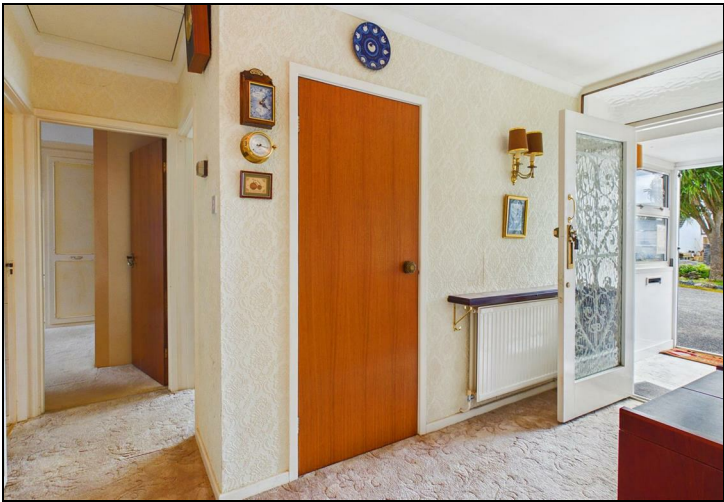
All mains

COUNCIL TAX

Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾
119.5 m²
1287 ft²

(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

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk