Start & co
THE NEWQUAY ESTATE AGENT
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3 Treninnick Hill, Newquay, TR7 2JS



INDIVIDUAL DETACHED 3 BEDROOM BUNGALOW REQUIRING MODERNISATION IN A LARGE EXTREMELY PRIVATE PLOT WITH A DELIGHTFUL SOUTH WEST FACING SHELTERED REAR GARDEN – GREAT FAMILY HOME POTENTIAL

- 3 Double Bedrooms, 2 bathrooms – 1484sqft
- Tucked away plot close to Trenance Gardens
- VACANT POSSESSION – NO CHAIN
- Convenient location close to town and Schools
- Integral Garage and Driveway parking
- Gas central heating and double glazing
- Significant extension or 2 Storey house potential
- Lovely private front and rear gardens
- Requiring modernisation throughout
- Rear lounge and kitchen/diner

Price £375,000 Freehold

This hidden gem is tucked away in a sizeable plot off Treninnick Hill, close to the Trenance Gardens and The Boating Lake. Accessed off Treninnick Hill with a decent driveway for parking and turning and potential to increase parking into the existing front garden, which is extremely private and leads to the integral garage.

The property is individual in design and offers 1484sqft of accommodation with a flexible layout consisting of three double bedrooms and 2 bathrooms. The kitchen/diner and lounge overlook the rear garden and have potential for extension if required, subject to pp. The bungalow could also be extended upwards into a large two storey house, subject to pp.

The property is dated and requires modernisation and refurbishment throughout.

A particular feature of this property is the amazing private sheltered level rear garden, that faces South West and bathes in the afternoon and evening sun.

Situated on the lower end of Treninnick Hill, the property is conveniently located close to the Boating Lake and close to Trenance Gardens, local schools and the town itself.

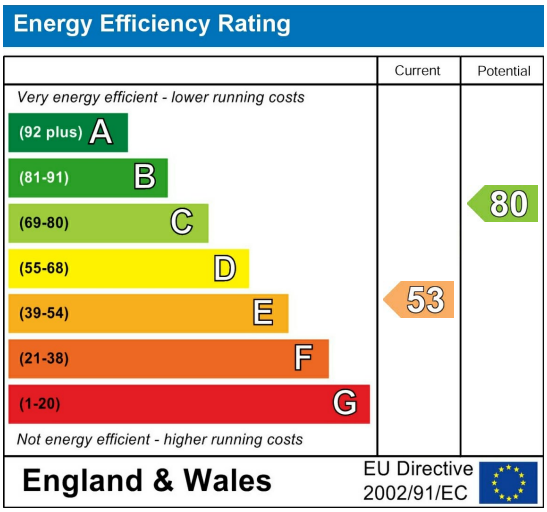
The property is being sold by the executors of a deceased estate and is sold, subject to probate.

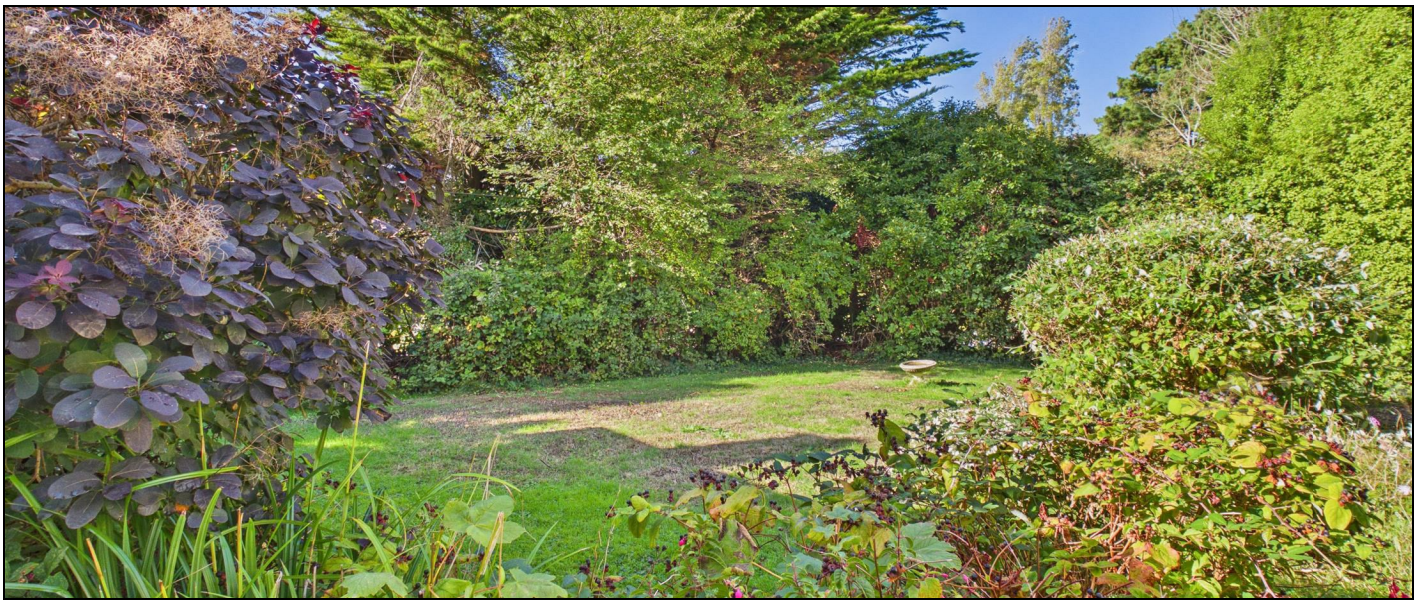
TENURE
Freehold

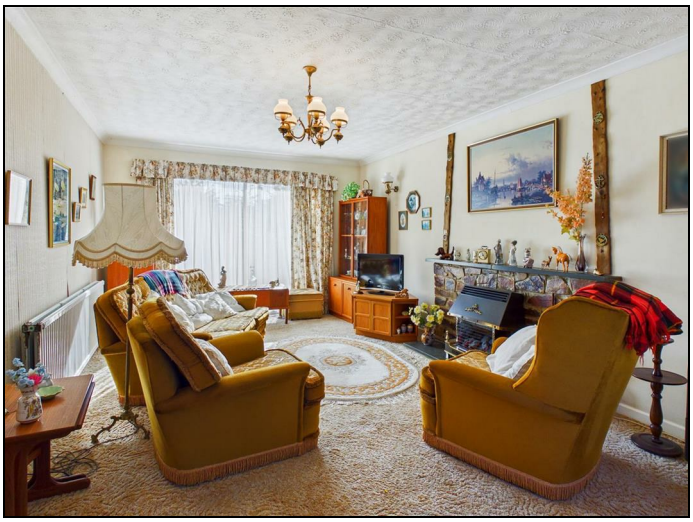
SERVICES
All mains

COUNCIL TAX
Band E

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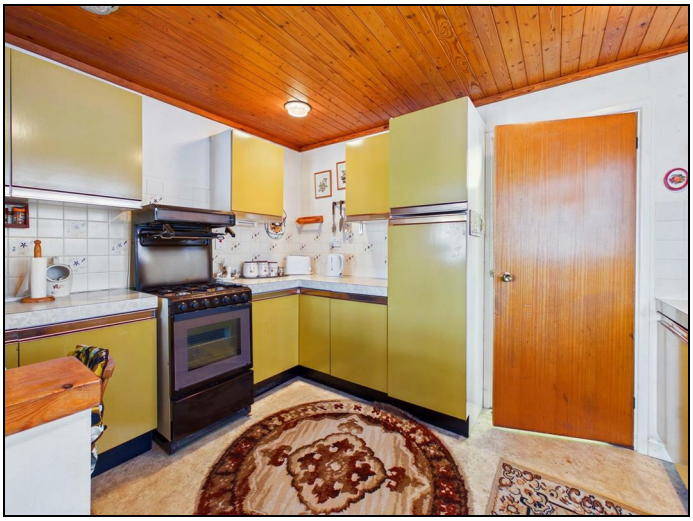








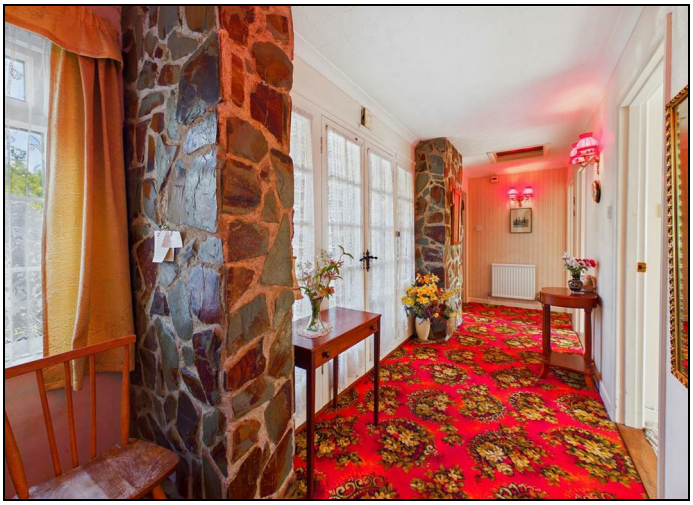


















Approximate total area(1)

137.7 m²

1484 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

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