Start & co
THE NEWQUAY ESTATE AGENT
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32 Stret Constantine, Newquay, Cornwall, TR7 1GH

END OF TERRACE THREE STOREY 4 BEDROOM, 2 BATHROOM HOUSE ON THE TREGUNNEL ESTATE CLOSE TO TOWN WITH A GARAGE AND AN ADJACENT PARKING SPACE

- Gas Central Heating and Double Glazing
- Master "loft" bedroom with en-suite
- Garage with high storage roof and parking space
- NO ONWARD CHAIN

- Three Storey accommodation 1093 sqft
- Kitchen/diner opening to rear garden
- POPULAR RESIDENTIAL ESTATE

- 3 Double bedrooms plus 1 single bedroom
- Small enclosed garden
- Short walk to Newquay Town and Fistral Beach

Reduced To £380,000 Freehold

This relatively modern house is situated on the popular Duchy estate at Tregunnel and comes with a single garage (19'2 x 9'9) and an adjoining private parking space. The three storey accommodation includes a fronting lounge, downstairs wc and a rear full width kitchen/diner on the ground floor, along with 3 bedrooms and a bathroom on the first floor. The top floor is the master bedroom suite with a built-in wardrobe and an en-suite shower room. This property has a small garden and patio and a gate that leads to the garage and the parking. Offered with no onward chain and vacant possession.

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band D

ESTATE MANAGEMENT CHARGE
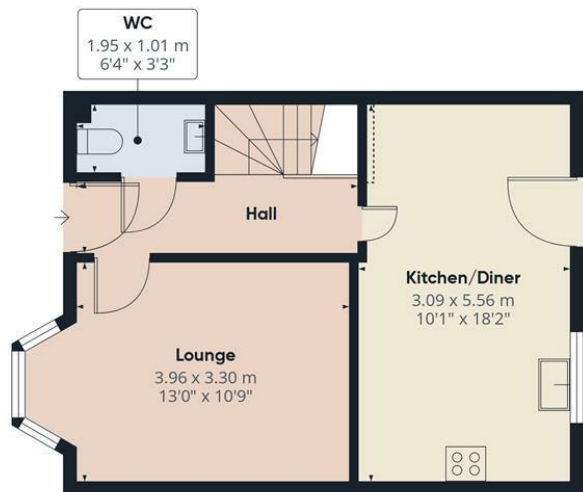Annual estate management charge for 2024-25 £203.40

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 1000Mbs
Mobile coverage: Good
(Source: OFCOM)

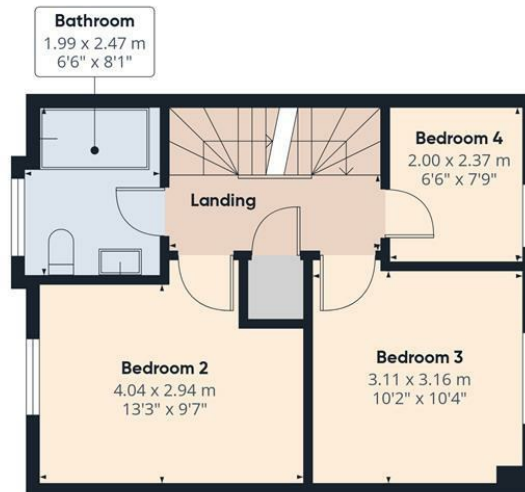**ENERGY PERFORMANCE CERTIFICATE**
New Rating Awaited

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

WC
1.95 x 1.01 m
6'4" x 3'3"

Hall

Kitchen/Diner
3.09 x 5.56 m
10'1" x 18'2"

Lounge
3.96 x 3.30 m
13'0" x 10'9"

Floor 0   Building 1

Bathroom
1.99 x 2.47 m
6'6" x 8'1"

Bedroom 4
2.00 x 2.37 m
6'6" x 7'9"

Landing

Bedroom 2
4.04 x 2.94 m
13'3" x 9'7"

Bedroom 3
3.11 x 3.16 m
10'2" x 10'4"

Floor 1   Building 1

En-Suite
2.34 x 2.58 m
7'8" x 8'5"

Bedroom 1
3.85 x 4.39 m
12'7" x 14'4"

Floor 2   Building 1

Garage
5.87 x 2.97 m
19'2" x 9'9"

Floor 0   Building 2

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ESTATE AGENTS
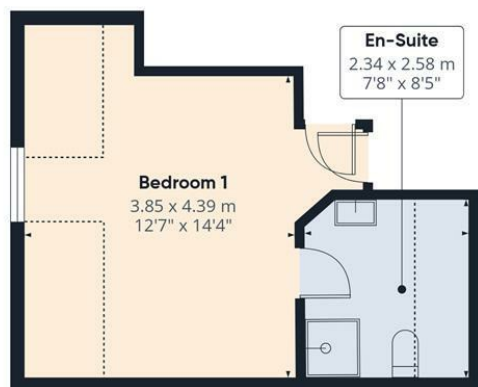
Approximate total area[1]

118.8 m²
1280 ft²

Reduced headroom

6.5 m²
70 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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