

12a Dale Road, Newquay, Cornwall TR7 2ST



LEVEL SUNNY SOUTH FACING REAR GARDEN | NO ONWARD CHAIN | 2 bedroom terraced house in a popular residential location, with gas central heating, enclosed low maintenance rear garden and parking.

- 2 double bedroom semi-detached house
- Gas central heating and double glazing throughout
- Quiet position on a popular estate in the Treloggan area
- Enclosed, level, sunny rear garden
- Ideal first time buy or investment purchase
- Offered with NO ONWARD CHAIN

Price £230,000 Freehold

Dale Road is situated in the popular area of Treloggan which is a favoured area with younger couples and buy-to let investors due to its proximity to supermarkets, primary schools, pubs, Prow Park business village and recreational facilities. The town centre and town beaches are located just over a mile away from the property.

From the front, the property has a small front garden which currently houses a storage shed with a path leading to the properties front door.

The property has a small entrance vestibule which provides access to the downstairs WC and the lounge. The lounge has a staircase ascending to the first floor and provides access to the kitchen/diner. The kitchen has a range of handleless white gloss units under a natural wood effect worktop with space for washing machine and an under counter fridge.

This provides access to the rear where you find a low maintenance fully enclosed rear garden which enjoys the majority of the day and evening sun.

To the first floor are 2 bedrooms. The main room is to the rear and the second room at the front of the property benefitting from a large integral wardrobe over the stairs. The bathroom is presented in a clean and tidy condition with a low level WC, pedestal basin and a full length side panel bath with shower over.

TENURE

Freehold

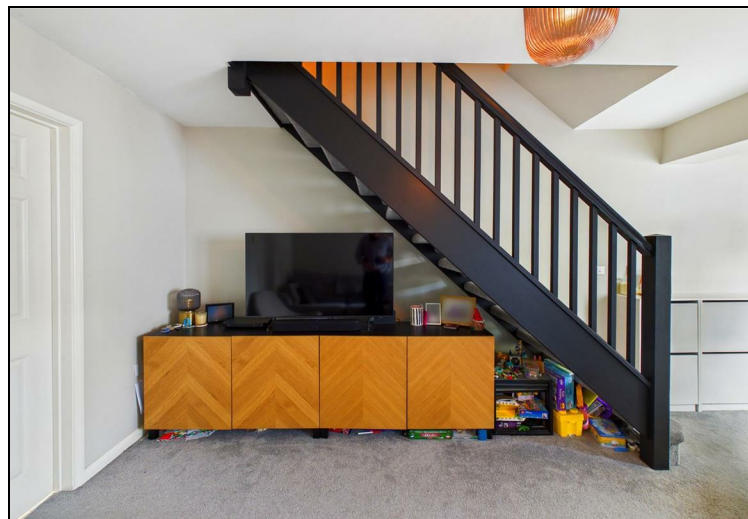
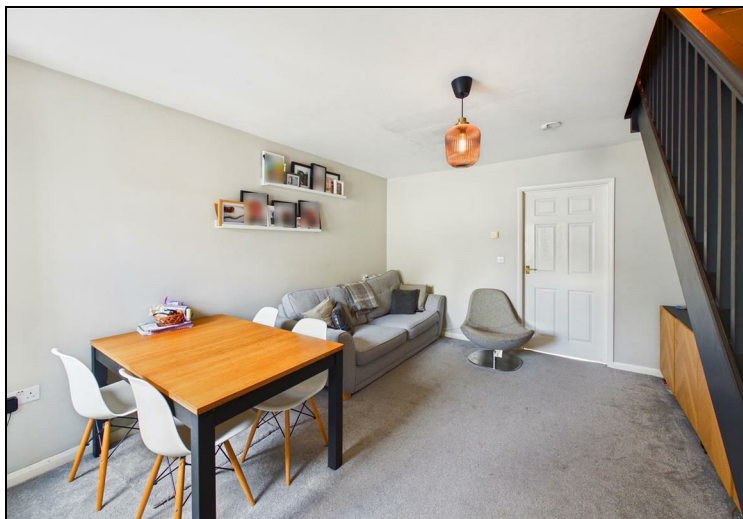
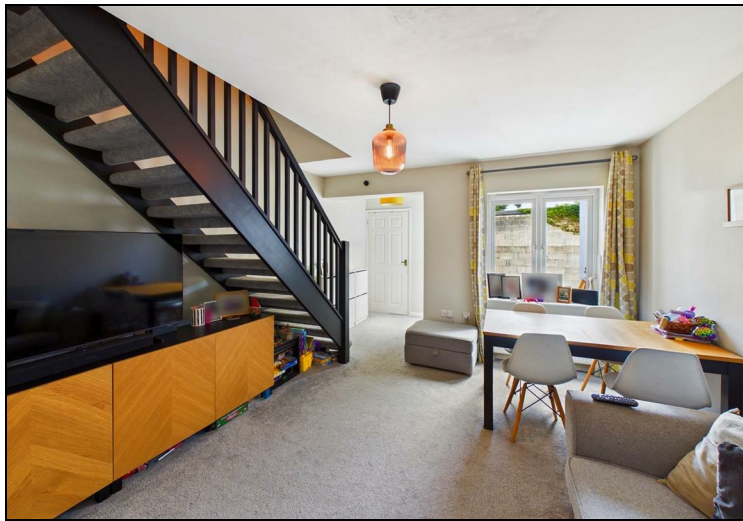
SERVICES

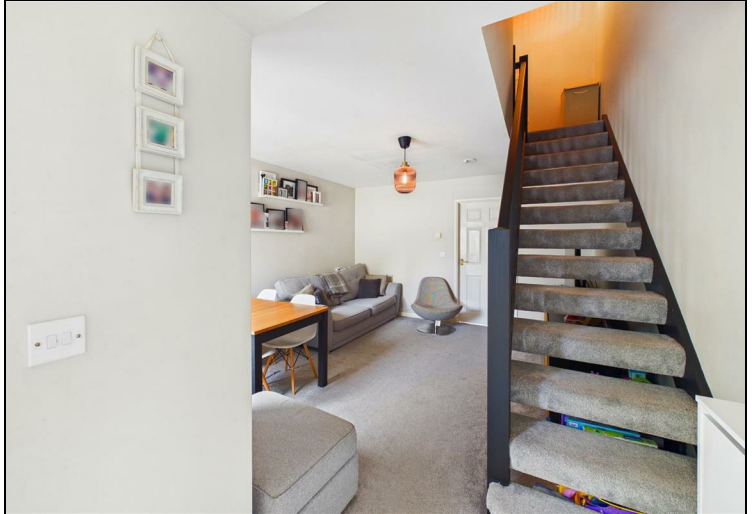
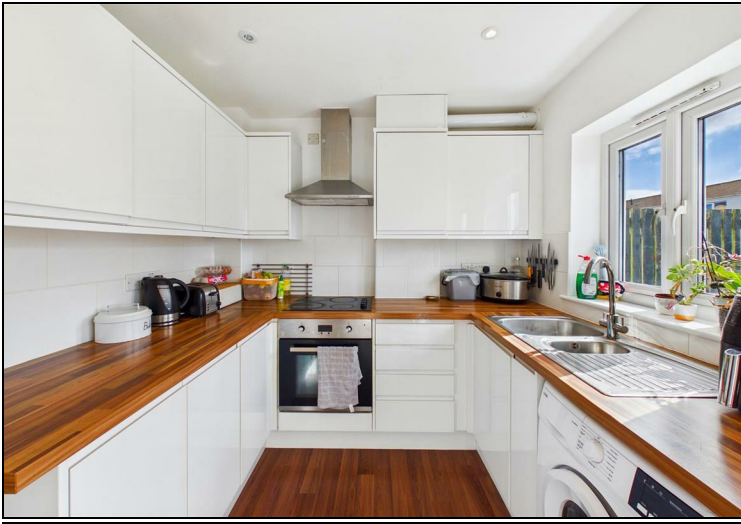
All mains

COUNCIL TAX

Band B

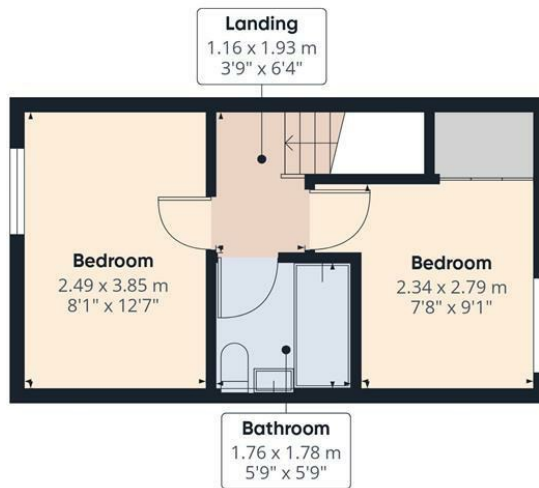
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Floor 0



Floor 1



Approximate total area⁽¹⁾

53 m²
569 ft²

Reduced headroom

1.4 m²
15 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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