

70 Hawkins Road, Newquay, Cornwall TR7 2EB



3 bedroom terraced property with an enclosed level garden and private parking for 2 cars, located within walking distance of town, local schools and amenities.

- Level parking for 2 cars
- Enclosed westerly facing garden
- Second reception room/office
- uPVC double glazing and gas central heating
- Close to town centre
- Vacant possession – no onward chain
- Solar panels with batteries fit

Price £269,950 Freehold

70 Hawkins Road is a mid-terrace house on the outskirts of Newquay town centre with good size living accommodation, parking and garden. Just a short walk to the river gannel and also the town centre as well as many local amenities.

To the front of the property is a level gravelled parking area with parking for 2 cars also with log & binstore and raised bed with seating area. The front door leads directly into the second reception room which could be utilised as an office or could possibly be turned into a 4th bedroom. An internal door provides access to the inner hallway with door to the good size lounge, with dual aspect windows and woodburner and further onto the newly fitted kitchen/diner, downstairs WC and rear door leading to the back garden and shed.

On the first floor are 3 bedrooms, a bathroom with shower off mains, a separate WC and full height cupboard housing the new gas fired combi boiler providing hot water and central heating throughout.

The property benefits from 11 solar panels and 2 batteries that are owned. They currently yield approximately £550 per year in electricity export, and help in reducing your energy costs.

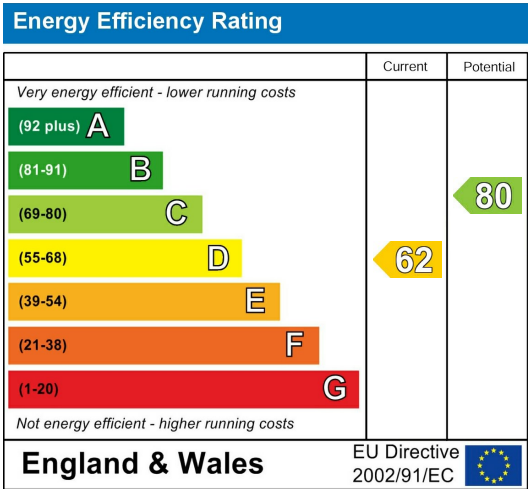
EPC
The currant EPC was carried out before the new boiler and solar panels were fitted, so it is not a true representation of the efficiency.

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band B

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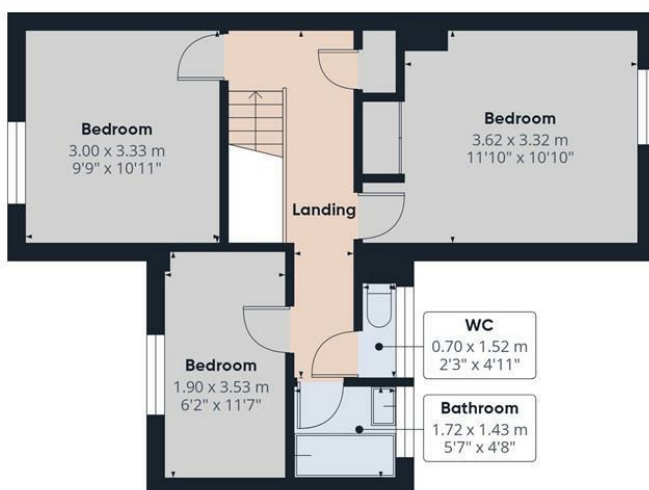
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Floor 0



Floor 1



Approximate total area⁽¹⁾

89.1 m²

960 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