Start & co
THE NEWQUAY ESTATE AGENT
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10 Chichester Crescent, Newquay, TR7 2LD



DETACHED 2 BEDROOM BUNGALOW REQUIRING REFURBISHMENT SET IN A LOVELY PLOT IN THIS PRIME LOCATION WITH A SOUTH FACING GARDEN AND GANNEL VIEWS

- 821 SQFT Accommodation plus garage
- REQUIRING REFURBISHMENT THROUGHOUT
- Superb private South Facing garden
- SIGNIFICANT EXTENSION POTENTIAL
- 2 Double Bedrooms
- Vacant Possession – no chain
- River Gannel Views
- Gas Central Heating and Double Glazing
- Garage and Driveway Parking
- PRIME LOCATION AND ROAD

Price £390,000 Freehold

This original detached bungalow is one of only a few remaining un-developed properties on this popular quiet residential road overlooking the River Gannel. The majority of the similar bungalows on this road have been purchased and significantly extended and modernised into contemporary modern family homes offering spacious homes on two storeys with South facing private gardens and River views

The property is approached via a driveway for parking alongside a front garden that leads to an attached single garage with access down the side leading to the rear garden. The two bedroom bungalow is largely original and requires refurbishment but lends itself to significant extension and development, be it single storey into the rear garden or by adding a storey and going up a level and over the garage to take full advantage of the lovely views.

The rear garden is entirely bordered by large mature hedging and trees, providing absolute privacy with a gently sloping South facing lawn and potential for elevated patios/decking overlooking the garden.

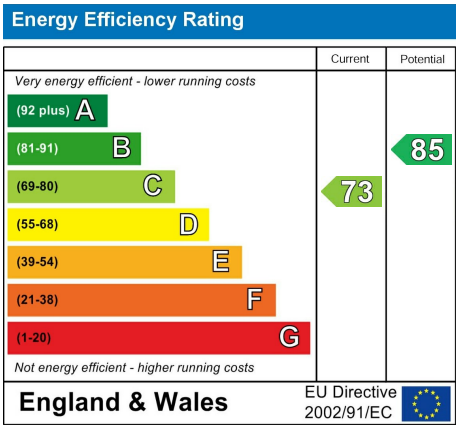
10 Chichester crescent represents an increasingly rare opportunity to buy an original property in a superb older style plot with a view to creating a bespoke family home overlooking the river and close to Town.

TENURE
Freehold

SERVICES
All mains

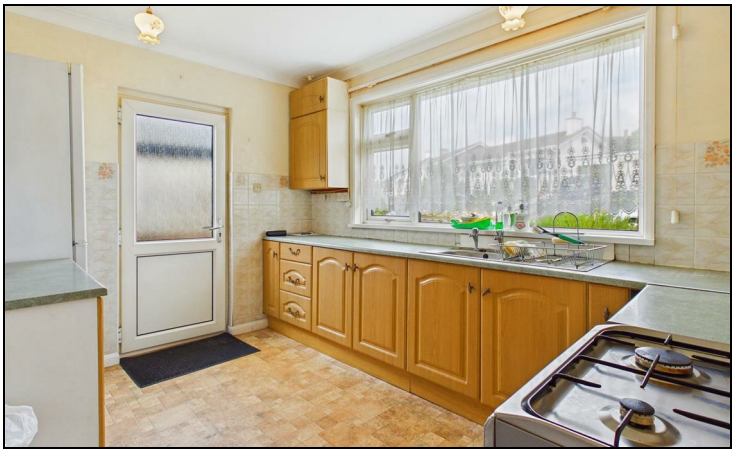
COUNCIL TAX
Band C

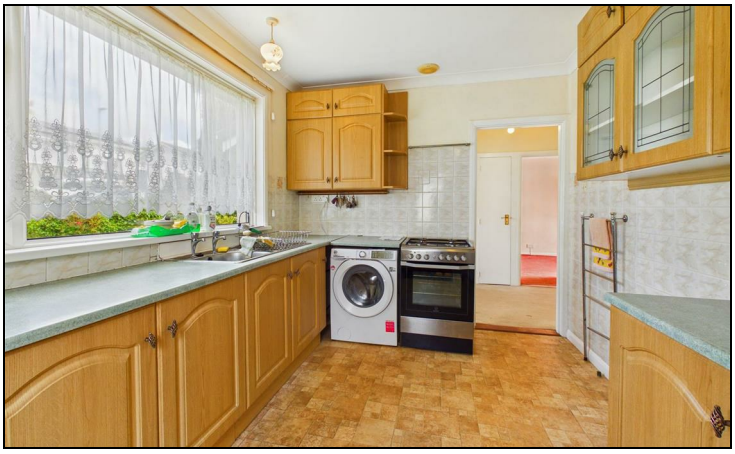
SOLAR PANELS
The property is held subject to a solar panel roof lease that runs for 25 Years from the 12th December 2011. This lease ends on the 12th December 2036. The property does not currently benefit from a Feed in Tariff, but does benefit from subsidised electricity consumption in the bungalow for the remainder of the lease, at no cost to the owner. The remainder of the lease can be terminated (bought out) for the sum of £30,331.66 inc VAT. The subsequent owner would then take advantage of the following FIT rates. FiT generation rate of £0.769p per kWh. FiT export rate of £0.0542p per kWh. These rates are regulated by OFGEM and increase on 1 April each year in line with the Consumer Price Index (CPI). Paperwork and further details are available on request.















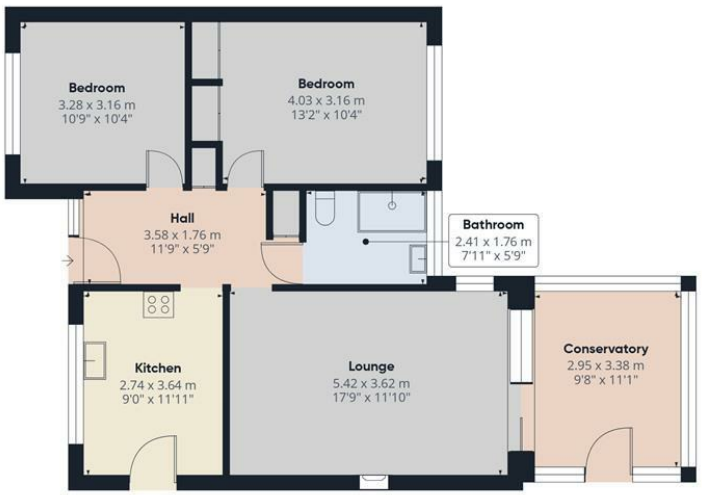












Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

90.9 m²

978 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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