

19 Dale Close, Newquay, Cornwall TR7 2TL



**CUL-DE-SAC | LEVEL SUNNY SOUTH WEST FACING REAR GARDEN
| 2 bedroom semi-detached house in popular residential location,
with gas central heating, enclosed rear garden and parking, being
sold with no onward chain.**

- 2 double bedroom semi-detached house
- Gas central heating and double glazing throughout
- Cul-de-sac position in popular Treloggan location
- Enclosed, level, sunny rear garden
- Ideal first time buy or investment purchase
- Solid proven rental income at £995pcm

Price £227,000 Freehold

Dale Close, situated in the popular area of Treloggan is a favoured area with younger couples and buy-to let investors due to its proximity to supermarkets, primary schools, pub, 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 lawned frontage directly in front of the parking with a central 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 floor and wall mounted shaker style kitchen units under a rolled edge beech effect laminate worktop with space for washing machine and an under counter fridge.

This provides access to the rear garden where you find a level lawn to a rear decked area which enjoys the majority of the day and evening sun.

To the first floor are 2 bedrooms. The main room is to the rear with some views down to the River Gannel, the second room at the front of the property benefitting from a large integral wardrobe. 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.

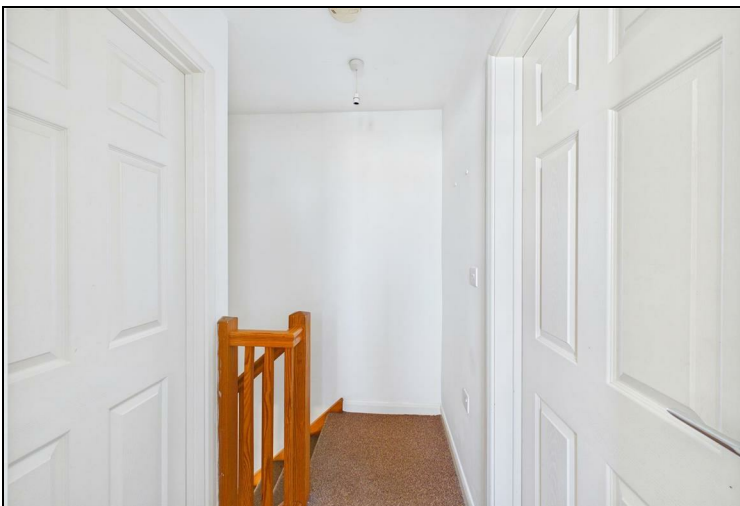
TENURE
Freehold

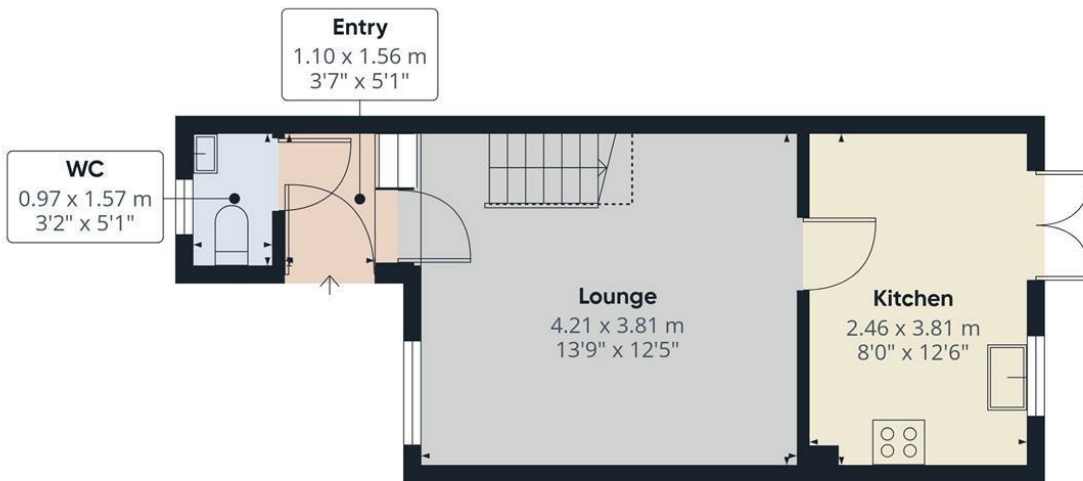
SERVICES
All mains

COUNCIL TAX
Band B

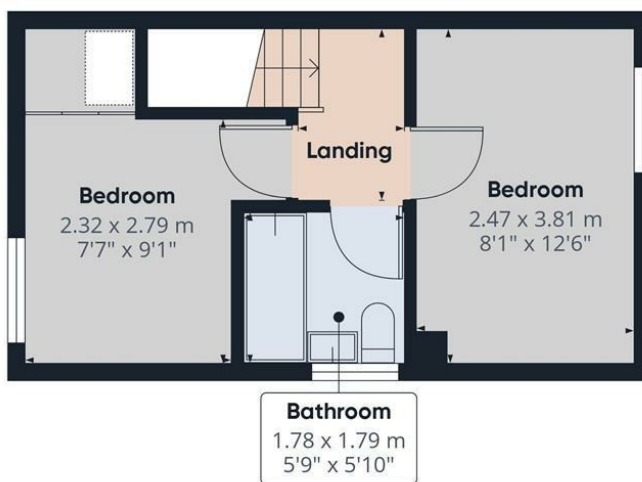
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Floor 0



Floor 1



Approximate total area^m

51.8 m²
557 ft²

Reduced headroom

1.3 m²
14 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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