

## Dale Road, Newquay, Cornwall, TR7 2ST



**End of terrace 2 bedroom house with enclosed level rear and front garden, home garden office/workshop with side access in a convenient location for schools, supermarkets and local amenities. Presented in fantastic condition throughout.**

- 2 double bedroom end of terrace house
- Fully enclosed rear garden with home office and separate side access
- Complete onward chain
- Popular residential area close to schools and shops
- Gas central heating & uPVC double glazing throughout
- Allocated parking space and ample on street parking

**Price £235,000 Freehold**

Dale Road, 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 garden and path which provides access to a small entrance porch. This also extends down the side of the house to the rear garden which is ideal if you want to utilise the home office space for clients.

On the ground floor the property has a spacious lounge opening into to the kitchen/diner. The modern kitchen has a wide range of floor and wall mounted cupboards, recess for washing machine, tumble dryer and free standing fridge freezer and integral electric oven with gas hob unit. A large door and window unit from the kitchen leads to the enclosed and level rear

garden.

On the first floor are 2 double bedrooms which are both generous and both with recess space for wardrobes as well as a modern aqua panelled bathroom with a full length bath unit with mains powered shower over.

**TENURE**  
Freehold

**SERVICES**  
All Mains

**COUNCIL TAX**  
Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





