Start & co
THE NEWQUAY ESTATE AGENT
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5 Treloggan Road, Newquay, TR7 2JF



LARGE REAR GARDEN | EXTENSION POTENTIAL | 3 bedroom semi-detached family home in a popular residential area on the outskirts of the Town Centre offered in a fine condition with lots of further potential. The property has a large rear garden, double glazing and gas central heating.

- Popular residential location close to schools and shops
- 3 spacious first floor double bedrooms
- Lots of period features running throughout the property
- Lots of potential subject to required planning permissions
- Potential for 2 off street parking spaces
- Vacant possession with no onward chain

Price £315,000 Freehold

Treloggan 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.

The property sits on a generous plot with an enclosed front garden which is set to create off street parking mirroring the neighbouring property. There is a dropped curb already in place and would create space for 2 vehicles.

Inside, the entrance hallway is spacious and light, with original features and tiled flooring. The front living room has a bay window and an original open fireplace. At the rear, the open-plan kitchen diner provides a wide range of floor and wall mounted solid wood shaker style kitchen units under a marble effect laminate worktop including a breakfast bar and integrated appliances. A cupboard contains the recently installed gas combi boiler. French doors lead to the garden from the dining room which has a further fireplace with alcove storage either side.

Upstairs, the landing leads to three double bedrooms and a modern family bathroom. The bathroom has a panelled bath with shower over, pedestal basin, low-level W/C and loft access.

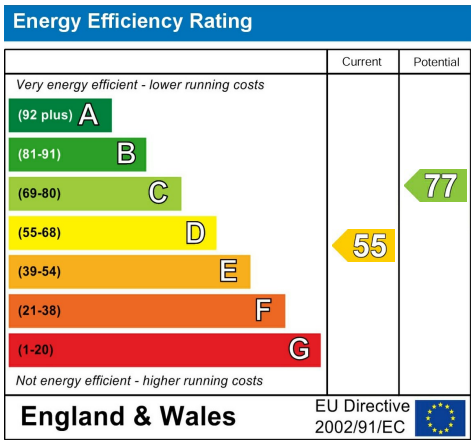
The rear garden is a true feature of the house. It is large and mainly laid to lawn with a hardstanding area and block-built external store, previously used as a coal store. The size of the plot provides lots of potential for extension (subject to planning) while keeping plenty of outdoor space.

The property has had updates including modern electrics, double glazing and gas combi boiler, while retaining lots of original character.

TENURE
Freehold

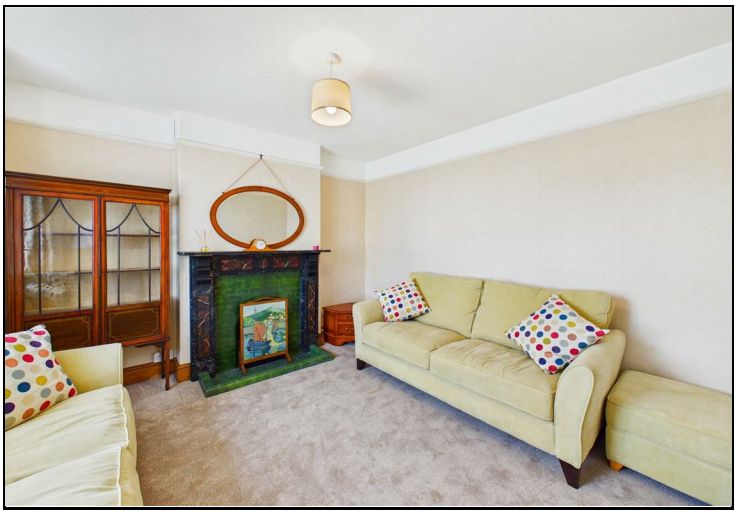
SERVICE
All Mains

COUNCIL TAX
Band C















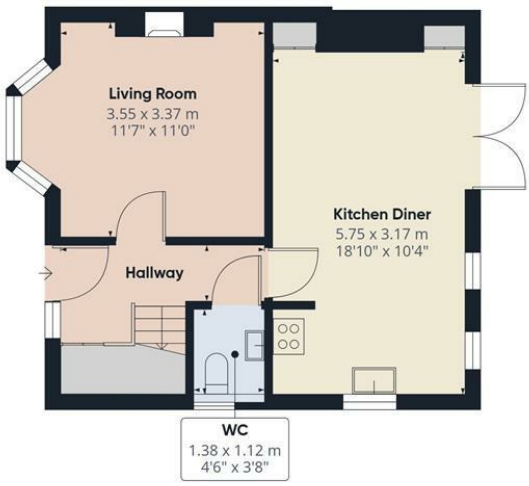




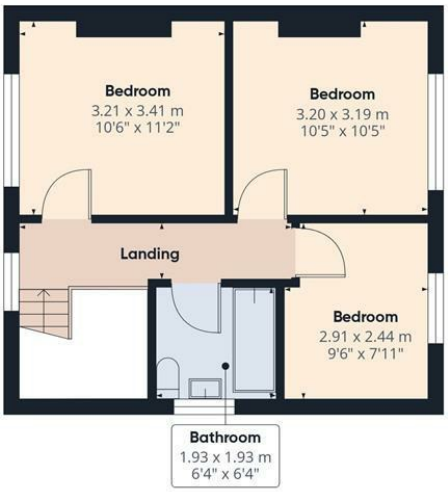








Floor 0



Floor 1

Approximate total area(1)

76.2 m²

820 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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