

## Hope Cottage, Holywell Road, Newquay, TR7 2PB



### **LARGE DETACHED 2 BEDROOM INDIVIDUAL BUNGALOW WITH LOW MAINTENANCE COURTYARD GARDENS, LEVEL DRIVEWAY PARKING AND A GARAGE A SHORT WALK FROM NEWQUAY TOWN CENTRE**

- Spacious Bungalow 1069 sqft
- South facing enclosed sheltered rear Courtyard
- VACANT POSSESSION – NO CHAIN
- 2 Double Bedrooms
- Central Town Location, walk to town
- Shower Room
- Large level driveway parking
- Gas Central Heating and Double Glazing
- Good condition throughout

**Price £350,000 Freehold**

This spacious detached modern bungalow is situated on the little-known Holywell Road, consisting of just a few individual properties a short walk from the Railway Station, Trenance Gardens and the Town Centre.


**SERVICES**  
ALL MAINS

**COUNCIL TAX**  
BAND C

The property is available with immediate vacant possession and presented in good condition with gas central heating and double glazing. Level wide driveway parking for 2/3 cars leads via a ramp to the front door and accommodation comprising a central hall, separate kitchen, South facing lounge/diner, 2 double bedrooms and a shower room. An internal door from the second bedroom leads directly into the single garage. The rear courtyard garden faces due South and is fully paved for ease of maintenance and suitable for pots and planters.

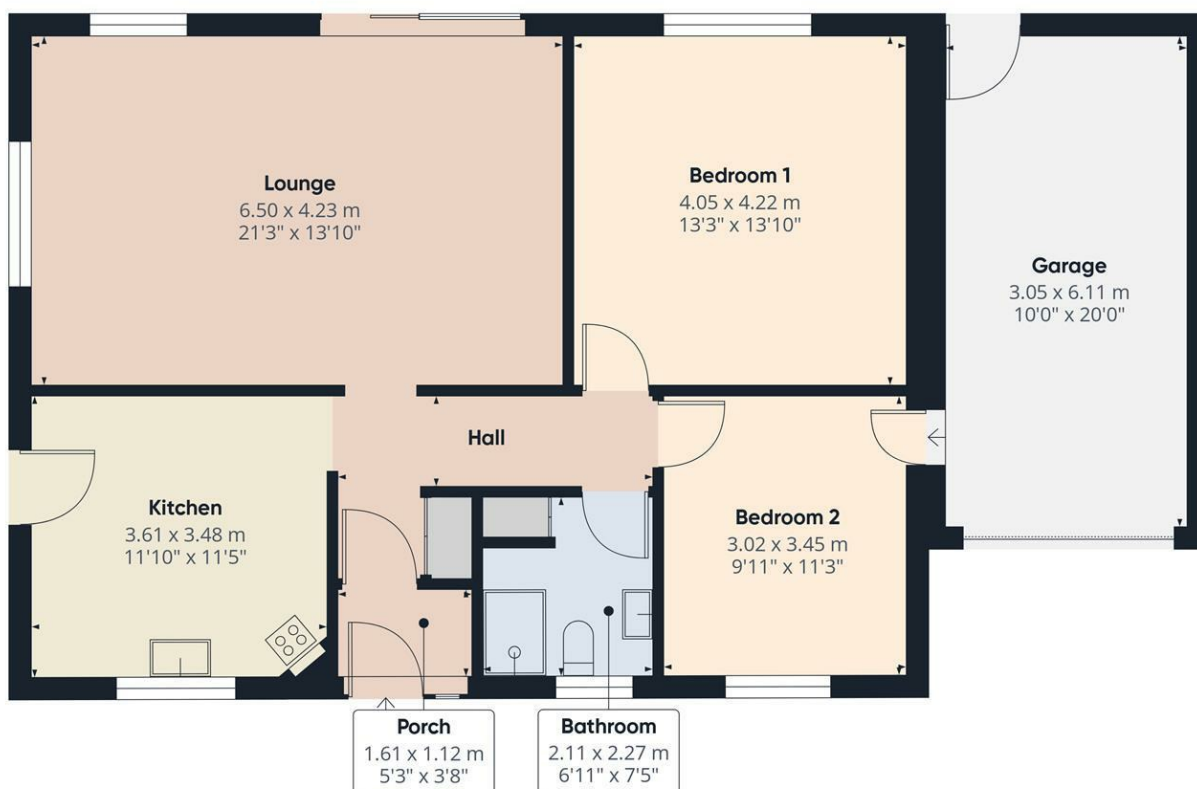
All in all, a delightful individual opportunity to acquire a modern sizeable single storey level property in close proximity to Newquay Town and amenities.

**TENURE**  
FREEHOLD

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 







**Approximate total area<sup>(1)</sup>**  
99.4 m<sup>2</sup>  
1069 ft<sup>2</sup>

(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](http://www.starts.co.uk)

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
[sales@starts.co.uk](mailto:sales@starts.co.uk)