Start & co
THE NEWQUAY ESTATE AGENT
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13 Higher Well Close, Newquay, TR7 2JR



NO ONWARD CHAIN | GARAGE & PARKING | 3-bedroom mid-terrace family home in a popular residential area of Newquay town with gas central heating, uPVC double glazing, garage, 2 driveway parking spaces and a sunny Westerly facing rear garden.

- 3 first floor bedrooms, 2 double, 1 single
- Sunny westerly facing enclosed rear garden
- Gas central heating and double glazing throughout
- Walking distance of town and schools
- Garage and driveway parking
- NO ONWARD CHAIN

Price £260,000 Freehold

Higherwell Close is located in the Treloggan area of Newquay Town, which is extremely popular for families thanks to its proximity to Newquay Water World, Concrete Waves, local schools and multiple shops. Regarded as one of the quieter residential areas of Treloggan, the property has the benefit of peaceful surroundings whilst having the majority of the towns leisure facilities on the doorstep.

No13 is accessed from the private front parking spaces which leads to a fenced front yard and the the main entrance door. A large entrance vestibule gives access to the downstairs accommodation. The hallway provides access to the stairwell, lounge and kitchen. The kitchen has a range of floor and wall mounted kitchen units under a rolled edge laminate worktop with the original pantry cupboards knocked out to create a larger dining area. The lounge has ample space for seating with a floor to ceiling window and sliding door unit giving access to the rear garden.

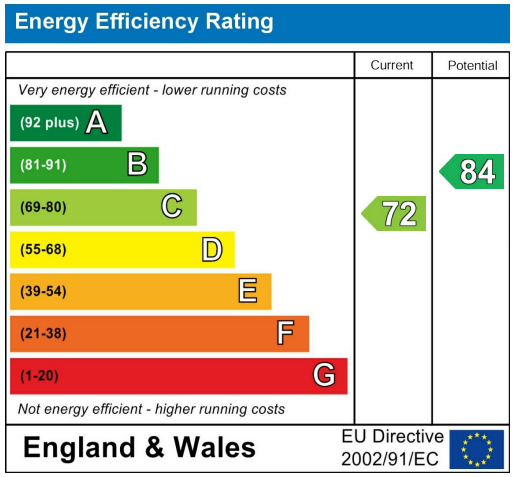
To the first floor are 2 double bedrooms with a further single bedroom to the rear. The 2 double bedrooms both benefit from integral wardrobes. There is also a family bathroom which was turned into a functional wet room by the previous owner.

Outside to the rear, the house has a surprisingly private West facing garden enjoying the majority of the days sun. It's been made completely low maintenance with a patio area leaing to the rear which is pebbled with mature shrubs. To the front is the single garage which is often turned into additional accommodation on this style of house.

TENURE
Freehold

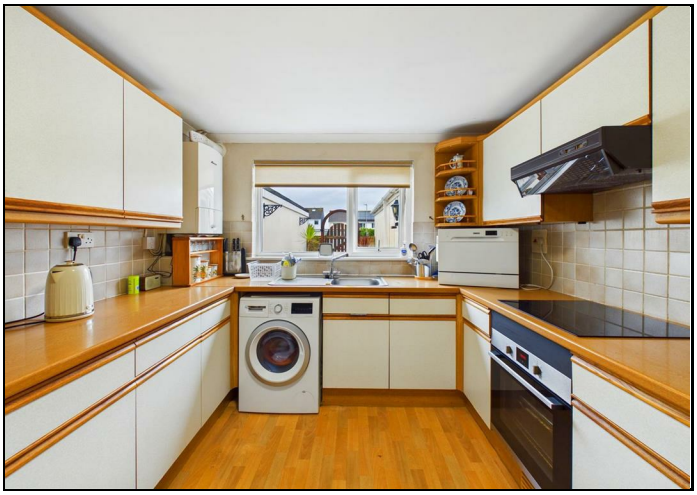
SERVICES
All mains

COUNCIL TAX
Band B















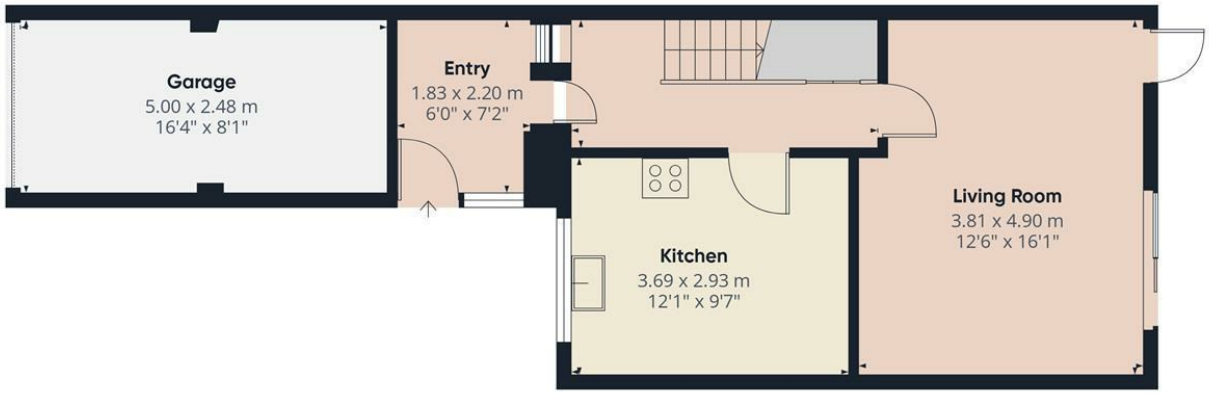




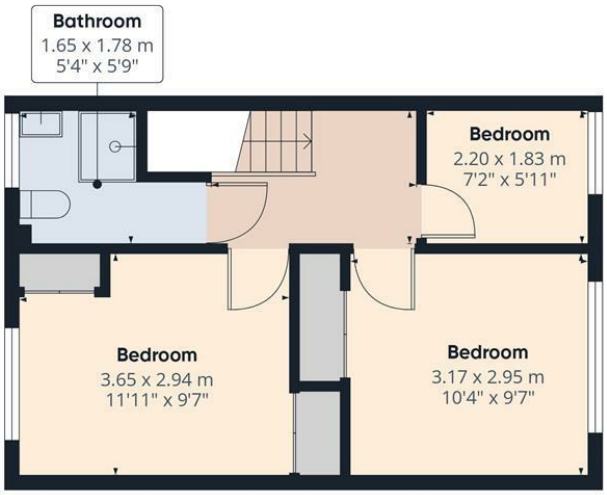








Floor 0



Floor 1

Approximate total area(1)

86.6 m²

932 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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