

79 Dale Road, Newquay, Cornwall TR7 2TQ



Mid-terrace 2 bedroom house with enclosed level front and rear garden, with rear access in a convenient location for schools, supermarkets and local amenities. Presented in good condition throughout.

- 2 double bedroom mid-terrace house
- Popular residential area close to schools and shops
- Useful loft room for hobbies/storage
- No onward chain
- 839 sq ft of accommodation
- Countryside glimpses from first floor
- Gas central heating & uPVC double glazing throughout
- Ideal first time buy or investment purchase
- Modern kitchen and bathroom fittings

Price £225,000 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.

This well-presented two-bedroom mid-terrace house is offered in good condition, having benefited from a number of recent updates including a modern kitchen, boiler and bathroom fittings.

The property is approached via the front pedestrian path, with an enclosed front garden leading to a small entrance porch. The front aspect lounge features the staircase to the first floor and provides access through to the modern kitchen/diner. The kitchen is fitted with light grey shaker-style units beneath a natural wood-effect worktop, incorporating an induction hob, with space and plumbing for a washing machine. There is also ample space for a dining table.

To the first floor are two good-sized double bedrooms. The rear bedroom benefits from steps leading to a useful loft room, which offers a versatile additional space, ideal for use as a dressing room, hobby area or for storage. The front bedroom enjoys pleasant, far-reaching glimpses of the surrounding countryside.

The bathroom is fitted with a modern white suite, comprising a full-length bath with a mains-fed waterfall shower over.

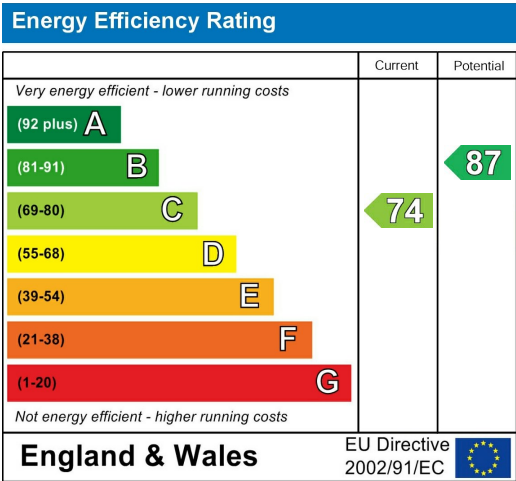
Externally, the rear garden features a level decked

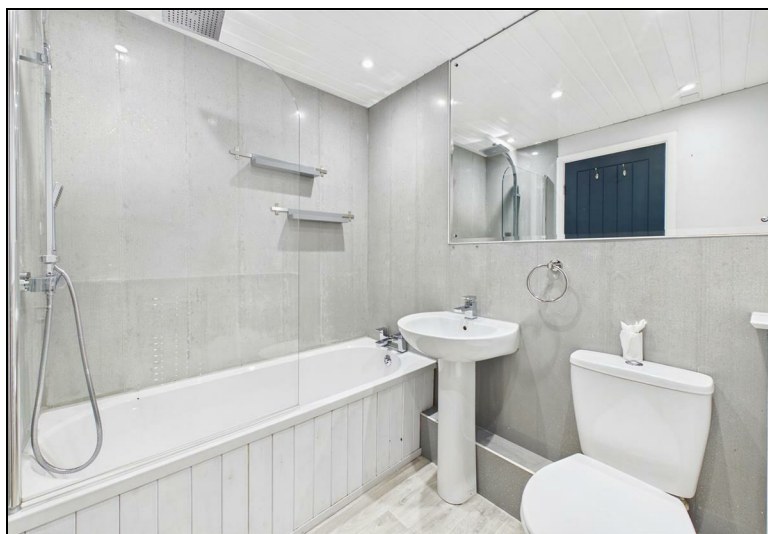
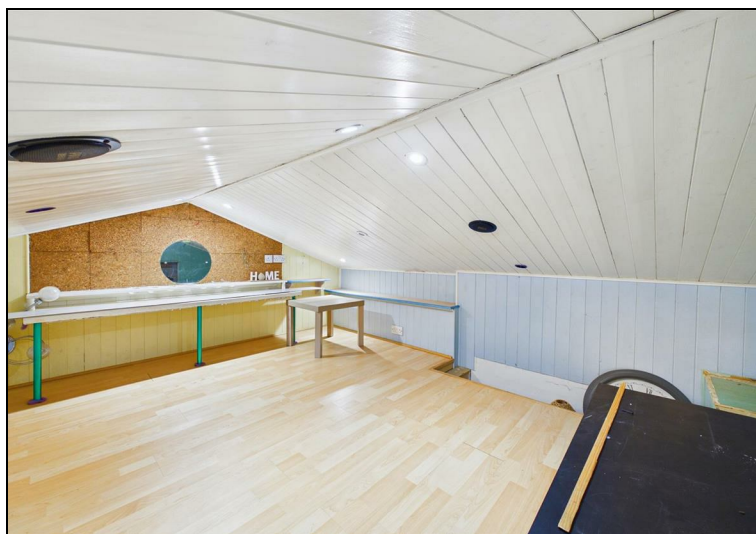
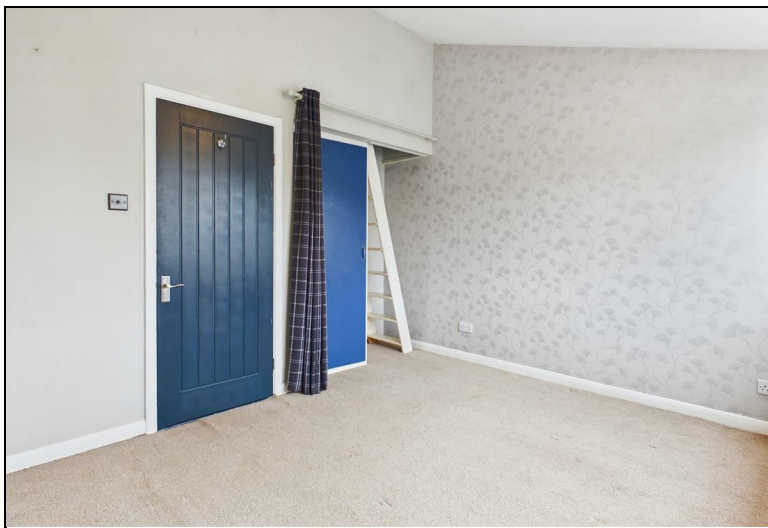
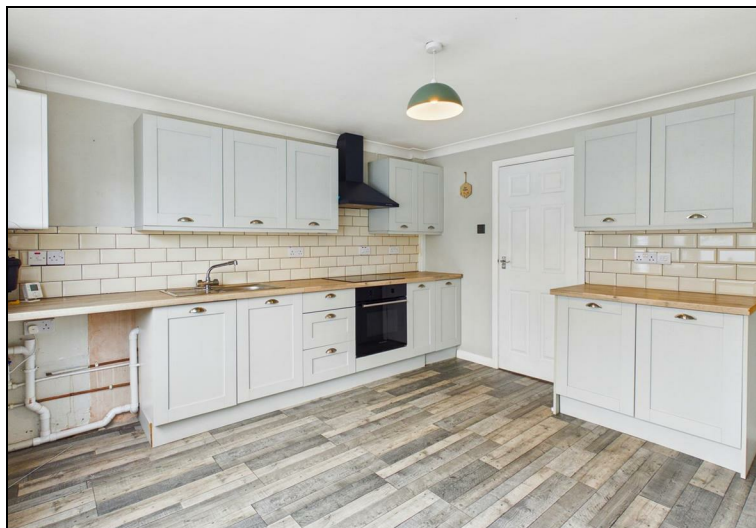
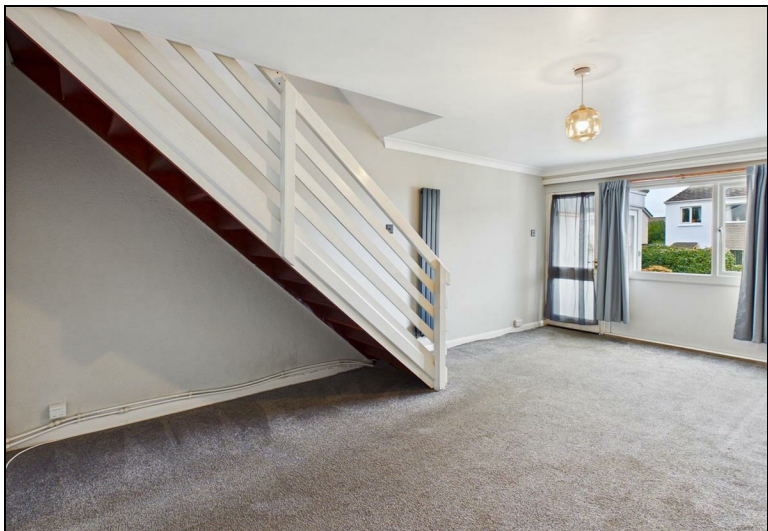
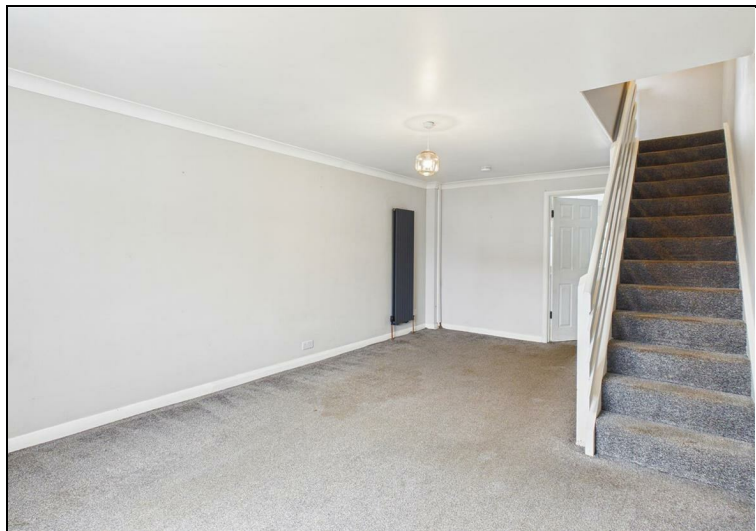
area with a bin store and outside cold water tap, extending to a further gravelled section with a garden shed. A pedestrian access gate is situated in the far corner, providing convenient access to the rear. Although there is no allocated parking, on-street parking is available, subject to availability.

TENURE
Freehold

SERVICES
All Mains

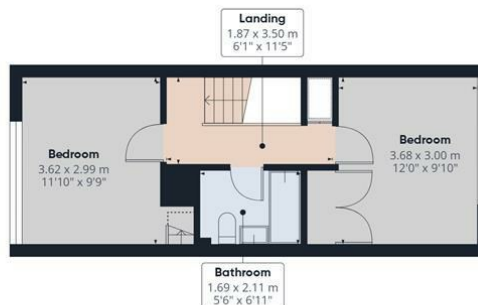
COUNCIL TAX
Band B







Floor 0



Floor 1



Floor 2



Approximate total area^m

77.9 m²
839 ft²

Reduced headroom

13 m²
139 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.

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