

18 Whitegate Road, Newquay, TR7 2RG



**VERY POPULAR RESIDENTIAL LOCATION NEAR CHESTER ROAD |
TRADITIONAL BUNGALOW WITH LOTS OF ADDITIONAL
DEVELOPMENT POTENTIAL | 2 bedroom detached bungalow set in
a generous plot in a very popular residential location just a 2
minute walk to Chester Road shopping precinct and 10 minute
level walk to Newquay Town Centre and the beaches.**

- Driveway parking, attached garage and front garden
- Double glazing and gas central heating throughout
- Generous South West facing garden enjoying uninterrupted sun
- Potential for loft and rear extensions subject to PP
- Presented in good condition throughout with modern kitchen and bathroom
- Conservatory to the rear with a separate utility and workshop behind the garage

Price £395,000 Freehold

Whitegate Road is a highly desirable residential street just 5 minutes walk from Chester Road where you can find a post office, handyman store, banks and a choice of cafes. The area is close to Tretherras secondary school and has the popular Newquay Orchard and Newquay Sports Centre right on the doorstep with the main Newquay town a level 10 minute walk away. The area has become a very popular residential suburb of Newquay with families and retirees benefitting from all of the surrounding leisure facilities.

From the main road, the property is accessed from a private drive leading to the attached garage and front door. There is a front lawn which could provide additional parking if necessary.

Upon entry a hallway provides access to the lounge which has an open plan walkway through to the kitchen. The kitchen has a range of gloss floor and wall mounted kitchen units with integral fridge/freezer, oven and hob unit and dishwasher. This also leads through to the conservatory which overlooks the rear garden and enjoys most of the day and evening sun.

From the main hallway you can also access the 2 double bedrooms and bathroom. Like the kitchen, the bathroom has been fully modernised and offers a range of gloss white vanity units which incorporates a concealed cistern toilet and wash basin. There is a full length bath with mains shower over, towel rail and floor to ceiling tiling throughout.

The single garage has an up and over front door and houses the gas combination boiler providing the hot water and central heating throughout the property. To the rear of the garage is a block built extension with a WC, space and plumbing for a utility room and a further room ideal as a workshop or possibly office.

AGENTS NOTES

A small area of Japanese Knotweed was discovered whilst works were being completed in 2017. A treatment plan was put in place and there has been no evidence of further growth. Paperwork can be provided upon request.

TENURE

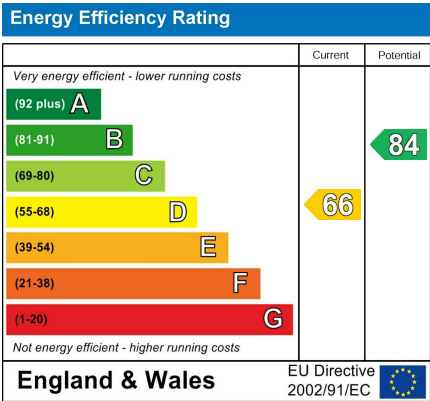
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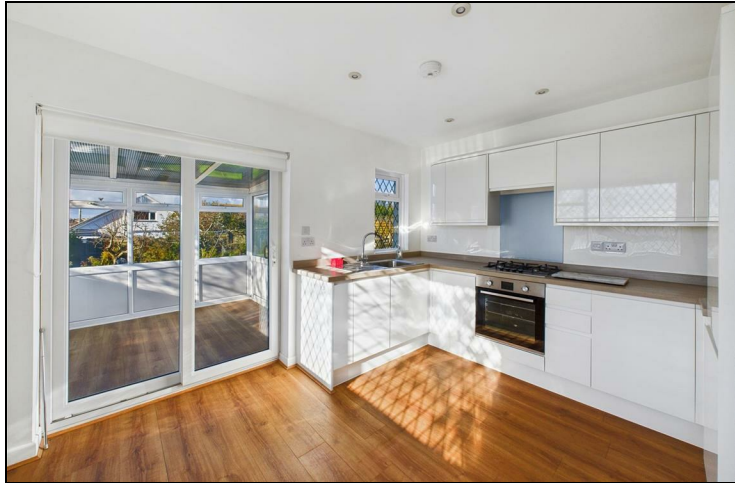
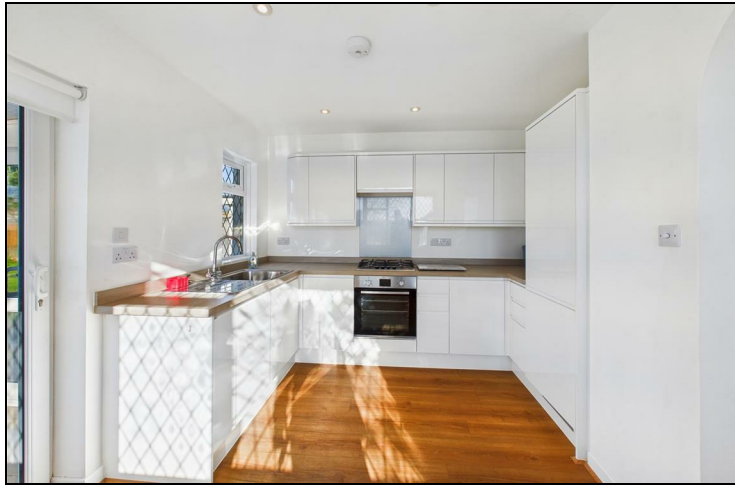
SERVICES

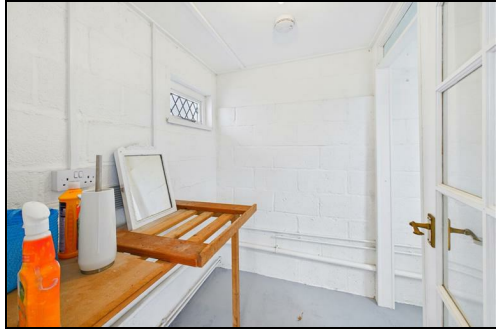
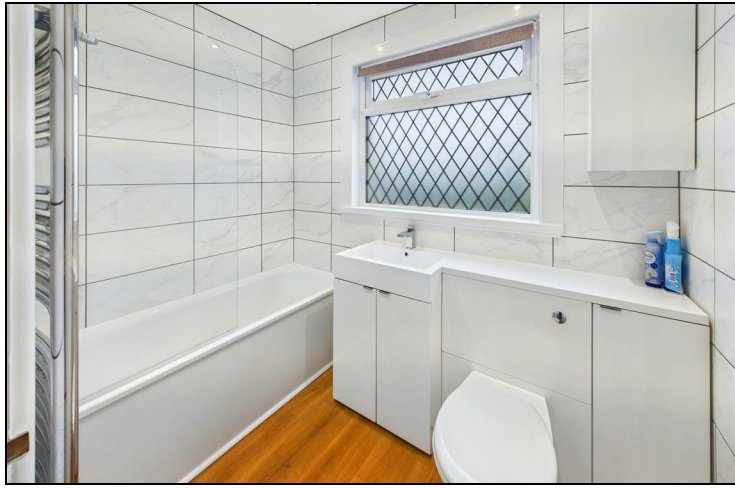
All Mains

COUNCIL TAX

Band C







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