

12 Tretherras Road, Newquay, TR7 2RA



HIGHLY INDIVIDUAL AND PRIVATE 3 BEDROOM BUNGALOW WITH SPACIOUS ACCOMMODATION AND A DELIGHTFULLY SECLUDED SOUTH FACING MATURE GARDEN

- Spacious bungalow with scope – 1585sqft
- STUNNING SOUTH FACING MATURE PRIVATE GARDEN
- Sunroom overlooking the garden
- Huge potential requiring modernisation
- LARGE LOFT WITH POTENTIAL FOR CONVERSION
- 3 Double Bedrooms
- Large private plot backing onto Wildflower Lane
- Integral garage and ample private parking
- Large Entrance Dining Hall
- VACANT POSSESSION

Price £520,000 Freehold

This individual semi-detached bungalow sits in a prime sizeable plot close to central Newquay in the popular Tretherras area of Newquay. The bungalow is set midway into this large plot with a deep front garden and a large parking driveway sheltering the property from the road and creating a private and peaceful haven within walking distance of Newquay. This plot is one of only a select few houses on this side of the road, backing and having access onto Wildflower Lane at the rear.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band E


EPC RATING

Awaited.

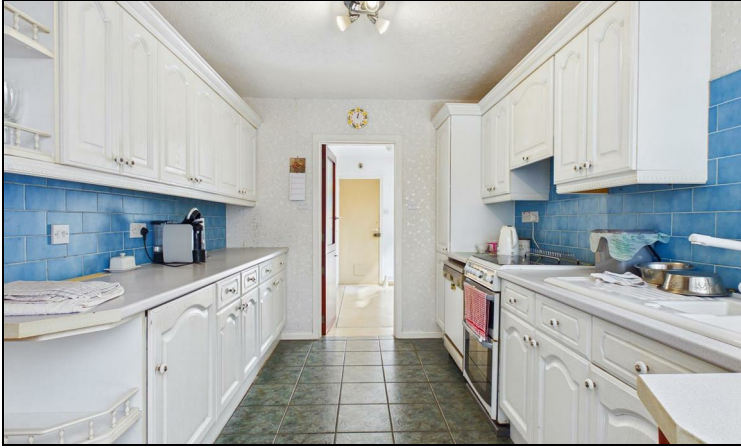
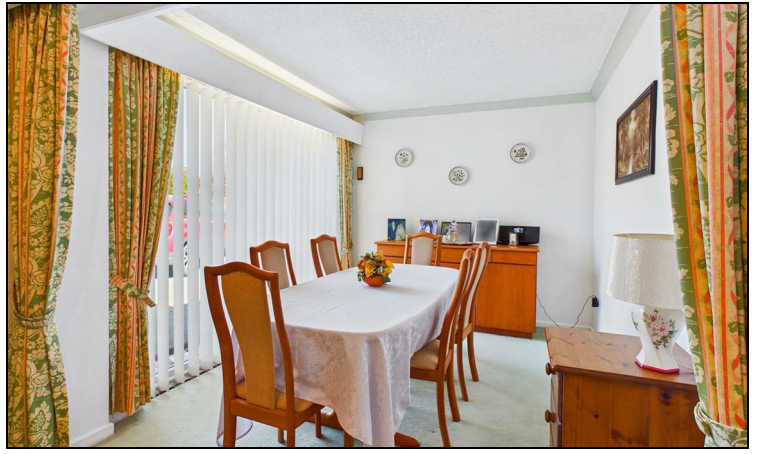
The bungalow is presented in good condition generally but will require a program of refurbishment and modernisation. The large roof space is eminently suitable for a large loft conversion having great potential to significantly increase the size of the property and take advantage of upper level views to the rear over the Gardens and the Zoo towards the viaduct.

The property has a large open plan entrance/dining hall that provides access to all the ground floor rooms, including three double bedrooms, a shower room and a separate wc. The lounge sits at the rear of the property, overlooking the rear garden with a large full width picture window. The kitchen links to a useful utility room with storage/larder cupboards and the sun room at the rear with views over the garden. A good size integral garage is accessed from the utility room. The property is double glazed and has electric underfloor heating that would benefit from upgrading as part of a wider refurbishment.

All in all, this property has great potential to be extended and upgraded into a large family home conveniently located in a large individual plot close to Newquay Town, schools, beaches and amenities.

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







Approximate total area⁽¹⁾
147.3 m²
1585 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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