

14 Dale Close, Newquay, TR7 2TL



Semi-detached 2 bedroom house in fantastic condition throughout ,with a downstairs WC and conservatory from the kitchen. The property has a car port with a further parking space and useful storage to the side.

- 2 double bedroom terraced house
- Ideal first time buy or solid rental opportunity at £995 pcm
- NO CHAIN - AVAILABLE IMMEDIATELY
- Popular residential Treloggan area
- Gas central heating and uPVC double glazing throughout
- Car port and parking space

Price £250,000 Freehold

Dale Close, 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.

From the front the property has an established garden with a range of shrubs and trees surrounded by a picket fence with a central path leading to the properties front door.

The property has a small entrance vestibule with a tiled floor which provides access to the downstairs WC and the lounge. The lounge has a solid wood staircase ascending to the first floor and engineered wood flooring running to the kitchen. The kitchen has a range of floor and wall mounted kitchen units under a rolled edge beech effect laminate worktop. The floor is laid to a natural stone effect tile with a rear window and door unit to the conservatory. The conservatory has doors to the side and rear decked garden and is private.

To the first floor are 2 bedrooms. The main room is to the rear with the second room at the front of the property benefitting from a large integral wardrobe. The family bathroom has been completely renovated with a marble effect tile running throughout. There is a full length bath with shower over and a concealed

cistern toilet and basin unit.

Outside the property has a decked rear garden which is fully enclosed and also provides access to the lean-to shed running down the side of the property. A side gate opens into the car port with a further parking space to the side.

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





