

## 3 Downside Close, Newquay, TR7 2TD



**NO ONWARD CHAIN | SOUGHT AFTER FAMILY ESTATE | 3 double bedroom family home in a very popular residential area close to lots of local amenities with driveway parking for 2 cars, low maintenance rear garden and a garage conversion currently used as a separate dining room.**

- Partial gas central heating
- Popular family location near shops and schools
- uPVC double glazing throughout
- Small family friendly cul-de-sac
- Enclosed rear patio garden with side access
- Great potential for a light modernisation project

**Reduced To £315,000 Freehold**

Downside 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.

From the front driveway, the house is entered through a small entrance vestibule which opens to the downstairs hallway. From here is access to the dual aspect lounge and the kitchen. The kitchen has a range of gloss white kitchen units and also provides access to the rear garden. From the kitchen is access to the converted garage currently used as a dining room with multiple examples on the estate utilising this as a 4th bedroom thanks to the possibility of a dining table to the rear of the lounge.

To the first floor are 3 double bedrooms all with integral wardrobes and the large family bathroom providing a walk in shower and a separate full length side panel bath, along with a large airing cupboard housing the boiler for the central heating. There is a large loft which has potential for accommodation subject to planning and building regs.

Outside the property has a front garden with driveway parking for 2 vehicles. This also has an access path leading down the side of the property to the rear garden. To the rear is a fully paved rear garden with a planted boarder and summer house.

## COUNCIL TAX

Band C

## TENURE

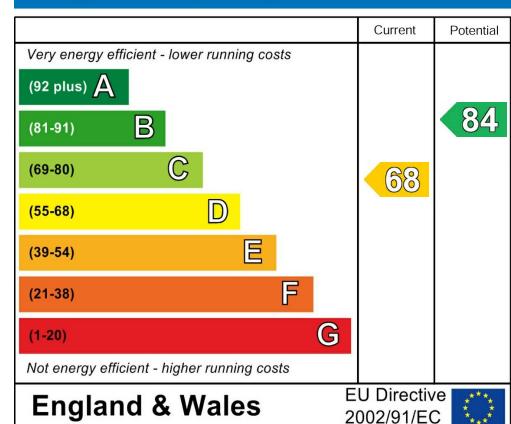
Freehold

## MOBILE AND BROADBAND AVAILABILITY

Mobile: Very Good

Broadband download speed: Up to 1000Mbs  
(Source: OFCOM)

### Energy Efficiency Rating

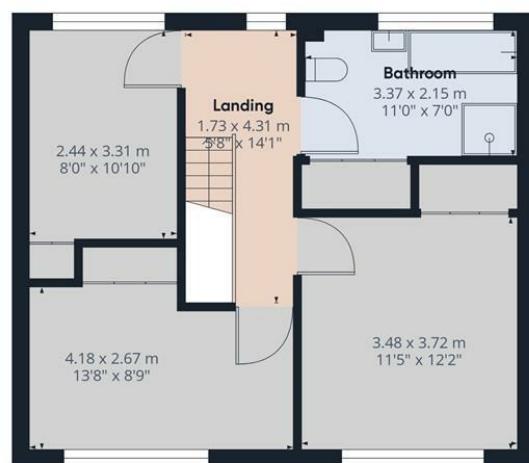






Approximate total area<sup>(1)</sup>  
101.63 m<sup>2</sup>  
1093.99 ft<sup>2</sup>

Floor 0



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360