

8 Chynance Drive, Newquay, TR7 2AB



**DETACHED 3 BEDROOM BUNGALOW WITH SINGLE GARAGE,
DRIVEWAY PARKING AND SOUTH FACING REAR GARDEN. RIPE
FOR MODERNISATION AND OFFERED FOR SALE WITH NO
ONWARD CHAIN.**

- 3 bedroom detached bungalow
- Garage and driveway parking
- Popular residential location within walking distance of town and beaches
- Utility/laundry extension with extra WC
- Requiring updating and modernisation
- Vacant possession and no onward chain
- South facing rear garden
- 1214 sq ft in total

Price £340,000 Freehold

Situated just a short walk from Newquay Town Centre, Chynance Drive has become a very popular residential road recently thanks to its locality. Just 10 minutes walk from Newquay Town Centre, Fistral Beach and the Gannel Estuary, it's great for all the family yet offers a very residential feel where multiple houses are undergoing extensive works into large family homes.

This bungalow offers a great opportunity for modernisation into a lovely family home in a location within walking distance to well-regarded local schools, beaches and amenities.

The lawned front garden with pedestrian path leads to the front door of the property as well as the garage with driveway parking for 2 vehicles. The property itself comprises of an entrance porch opening into the hallway with access to the lounge/diner further opening to the south facing conservatory. There are 3 bedrooms in total, 2 doubles and one single as well a family bathroom. The kitchen leads through to an inner hallway with access to the utility area and shower room.

The rear garden enjoys a sunny, south facing aspect.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band B

SOLAR PANELS

The property benefits from owned solar panels. We await details to any FIT in association with the panels.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	94
(81-91) B		
(69-80) C		
(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	







Start & co

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