Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

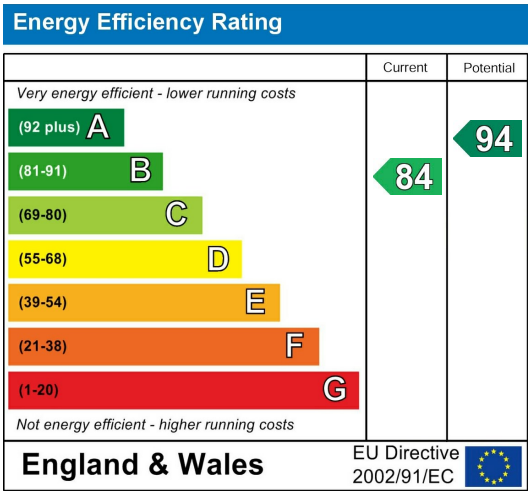
32 Stret Constantine, Newquay, Cornwall, TR7 1GH

END OF TERRACE THREE STOREY 4 BEDROOM, 2 BATHROOM HOUSE ON THE TREGUNNEL ESTATE CLOSE TO TOWN WITH A GARAGE AND AN ADJACENT PARKING SPACE

- Gas Central Heating and Double Glazing
- Master "loft" bedroom with en-suite
- Garage with high storage roof and parking space
- NO ONWARD CHAIN
- Three Storey accommodation 1093 sqft
- Kitchen/diner opening to rear garden
- POPULAR RESIDENTIAL ESTATE
- 3 Double bedrooms plus 1 single bedroom
- Small enclosed garden
- Short walk to Newquay Town and Fistral Beach

Price £395,000 Freehold

This relatively modern house is situated on the popular Duchy estate at Tregunnel and comes with a single garage (19'2 x 9'9) and an adjoining private parking space. The three storey accommodation includes a fronting lounge, downstairs wc and a rear full width kitchen/diner on the ground floor, along with 3 bedrooms and a bathroom on the first floor. The top floor is the master bedroom suite with a built-in wardrobe and an en-suite shower room. This property has a small garden and patio and a gate that leads to the garage and the parking. Offered with no onward chain and vacant possession.



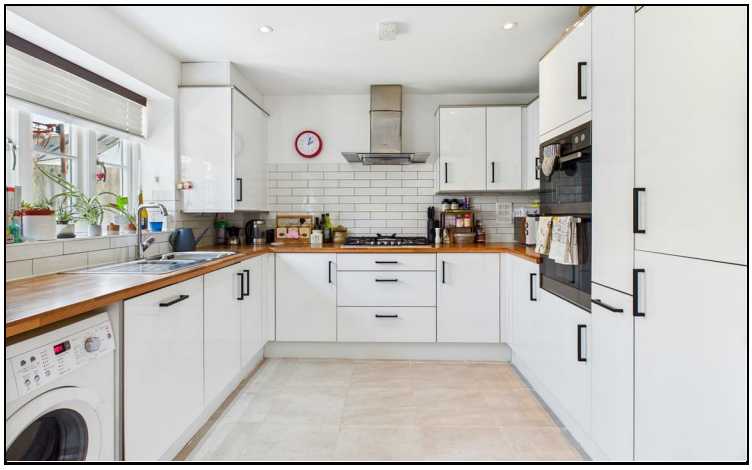
TENURE
Freehold

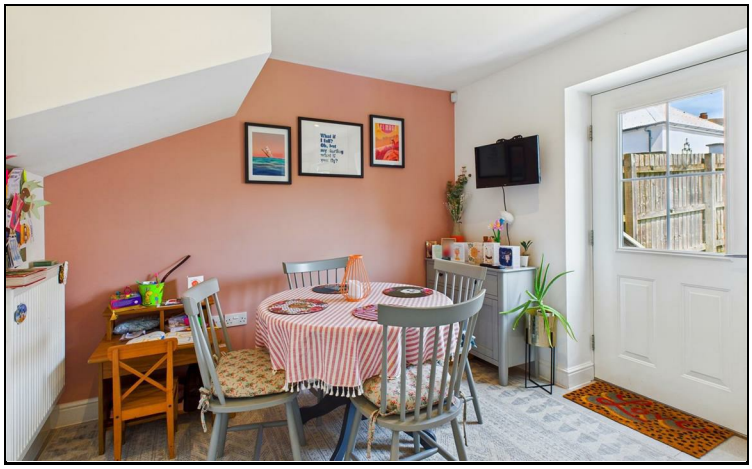
SERVICES
All mains

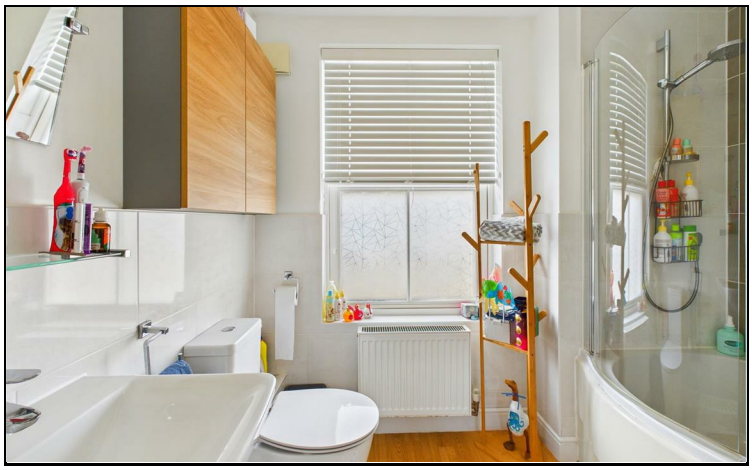
COUNCIL TAX
Band D

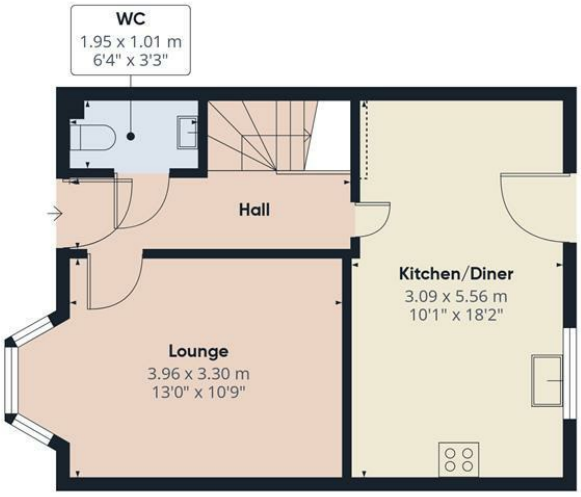
ESTATE MANAGEMENT CHARGE
Annual estate management charge for 2024-25 £203.40

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 1000Mbs
Mobile coverage: Good
(Source: OFCOM)

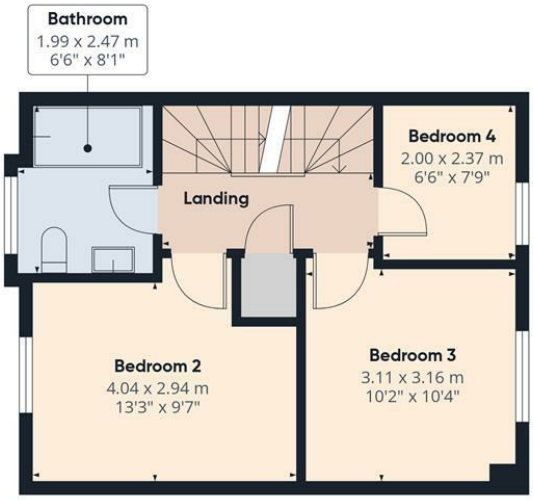




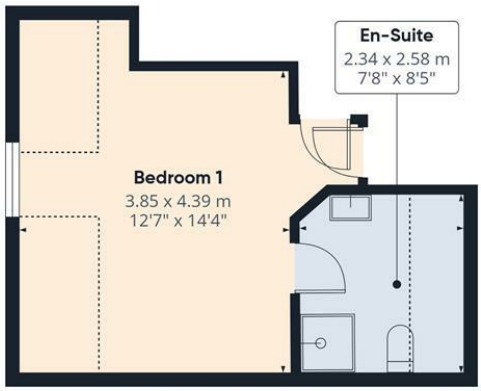




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Floor 0 Building 2

Approximate total area(1)

118.8 m²

1280 ft²

Reduced headroom

6.5 m²

70 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk