

NEWQUAY PROPERTY CENTRE



A VERY WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE
WITH GARAGE, SOUTH FACING REAR GARDEN AND SPACIOUS
FAMILY ACCOMMODATION



4 Bramble Close, Newquay
TR7 2SU

£215,000
Freehold

our ref: CNN6002

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: D
- Council tax band: B
- All mains services
- Well presented family home
- Neutral decor and floor coverings
- Garage and off road parking
- Ideal for families
- 3 good bedrooms
- New windows and doors to be fitted in January 2018
- South facing rear gardens
- Gas warm air heating
- Close to shops and schools



OWNERSAYS...

“We have loved living here but just need a bit more space! We are hoping to move just around the corner!”



CONSIDER THIS...

This is a fantastic family home in a great location with a south facing garden and garage. It ticks a lot of boxes

MOREDETAIL...

This is a very well presented three bedroom mid terrace family home. It has been very well cared for by the current owners who have been there for fourteen years. The decor throughout is modern and neutral as are the floor coverings. On the ground floor the accommodation comprises of a larger than average entrance porch with plenty of space for coats and shoes with access to the integral garage. The kitchen benefits from a good range of modern units with space for a tall fridge/freezer and washing machine. Also within the kitchen is a cupboard housing the hot water tank. The lounge/diner at the rear is a good size with ample space for a family sized dining table, sliding doors open from the lounge to the rear garden. On the first floor there are three bedrooms, two of which benefit from built in wardrobes. The bathroom is modern and fitted with a bath and shower over, WC and wash basin. There is access to the loft from the first floor landing. Externally there is an off road parking space at the front and a single garage. At the rear is a south facing Astro Turfed garden and a low maintenance patio area just outside the lounge. There is a Gas Warm Air Heating system throughout and fully uPVC double glazed windows. In January 2018 the windows and external doors will be replaced.



THELOCATION...

This property is situated in a very convenient location close to two supermarkets and not far from the local schools. Bishops Primary School is within half a mile and it is also near a bus route to the main town and just up the hill from the Trenance area of Newquay with many leisure and sports facilities.

SHOPPING

- Morrisons and Lidl - 0.3 miles
- Town Centre - 1 mile Truro - 13 miles

RELAXING

- Fistral Beach - 2.5 miles
- Trenance Boating Lake & Gardens - 0.7 miles
- The Lighthouse Cinema - 1.7 miles

TRAVEL

- Bus stop - 0.2 miles
- Railway station - 1.2 miles
- Newquay Airport - 6.4 miles

SCHOOLS

- Bishops Primary - 0.3 miles
- Trenance Infant - 0.9 miles
- Trenance Academy - 1.8 miles



THE FLOORPLAN...



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

All measurements are approximate

Entrance Porch

7' 0" x 5' 7" (2.13m x 1.70m)

Garage

16' 4" x 8' 6" (4.97m x 2.59m)

Kitchen/Breakfast Room

12' 1" x 9' 7" (3.68m x 2.92m)

Lounge/Diner

15' 11" x 12' 4" (4.85m x 3.76m)
maximum measurement

Bedroom One

12' 1" x 9' 8" (3.68m x 2.94m)

Bedroom Two

10' 4" x 9' 9" (3.15m x 2.97m)

Bedroom Three

6' 11" x 5' 10" (2.11m x 1.78m)

Bathroom

8' 3" x 5' 9" (2.51m x 1.75m)

MORE INFO...

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