

NEWQUAY PROPERTY CENTRE



A SPACIOUS THREE BEDROOM DETACHED BUNGALOW ON A SPACIOUS PLOT WITH GREAT POTENTIAL THROUGHOUT. FANTASTIC LOCATION WITHIN A SHORT WALK OF THE TOWN CENTRE, SCHOOLS, AND AMENITIES. OFFERED WITH NO ONWARD CHAIN.



4 Linden Avenue, Newquay, TR7 2ES

£350,000
Freehold

our ref: CNN8887

01637 875161

IN BRIEF...

- Type: Bungalow
- Style: Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: TBC
- Council tax band: D
- ALL MAIN SERVICES
- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- IN NEED OF MODERNISATION
- POTENTIAL TO VASTLY IMPROVE
- GOOD SIZED GARAGE
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- CENTRAL NEWQUAY LOCATION
- EPC & FLOORPLAN TO FOLLOW



OWNERSAYS...

“This is such a brilliant location and it's so convenient for so many great amenities.”



CONSIDER THIS...

WHAT WE LOVE: This home offers so much potential and although it does require modernisation it could be a fantastic and spacious property once finished.

MOREDETAIL...

SUMMARY: This three-bedroom detached bungalow offered to the market for the first time in many years. The bungalow does require a level of modernisation and renovation, however could easily become a fantastic home once finished. Located within walking distance of the town centre therefore it is ideal for someone looking for easy access to amenities, or equally families who want to be close to the local schools!

In principle you enter the property via an incredibly spacious hallway, this leads through to all of the main accommodation, and additionally also has a useful storage cupboard. There is access to the loft space where the gas boiler can be found.

The main living areas of the property are positioned to the front of the bungalow, the living room is a great sized with an open fireplace sitting to the centre of the room. There is plenty of space for good sized family furniture. To the other front side is the kitchen/breakfast room. Again, another excellent size with plenty of storage within. Although functional the kitchen is in need of refitting, but is filled with light through a large front window and could be a lovely kitchen once finished. The kitchen leads through to a side lean to/utility area where there is a covered access leading through to the garage.

There are three good size double bedrooms all looking over the garden. There is a separate W/C and then family bathroom which is again serviceable but requires updating.

Externally to the front is a driveway with parking leading to the garage. To the rear is a mature rear garden. A great size and with some clearing could be a beautiful garden. There are distant views across Newquay town and countryside from the gardens and it benefits from a sunny westerly position.

Overall, a fantastic property we highly recommend viewing!



THELOCATION...

LOCATION: Linden Avenue is situated just off from Trenance and Agar Road. A fantastic location for all types of buyers looking for easy access to amenities.

The property is conveniently located in close proximity to the town centre, where you can find various shops, restaurants, and other amenities including many of the town's most popular beaches. As such it is a fantastic central location with everything accessible within a short walk.

Additionally, it is also within walking distance to the popular Trenance Park; a large park featuring boating lake, play areas, and beautiful gardens.

WHAT3WORDS: detection.compose.acrobatic



THE FLOORPLAN...

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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...

Entrance Hall

17' 3" x 16' 1" (5.25m x 4.90m)

Lounge/Diner

19' 2" x 13' 10" (5.84m x 4.21m)

Kitchen/Breakfast Room

11' 2" x 10' 3" (3.40m x 3.12m)

Utility room

14' 3" x 3' 6" (4.34m x 1.07m)

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.22m)

Bedroom Three

11' 10" x 9' 5" (3.60m x 2.87m)

W/C

6' 0" x 2' 5" (1.83m x 0.74m)

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Integral Garage

17' 5" x 12' 2" (5.30m x 3.71m)

MORE INFO...

call: 01637 875 161
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web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.