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4 St. Thomas Road, Newquay, Cornwall TR7 1RS  
\*GUIDE PRICE £190,000–£210,000



Four bedroom detached bungalow requiring modernisation, set in close proximity to Newquay town centre.

#### LOCATION

Newquay is located on the North coast of Cornwall circa twelve miles from Truro. The town is famous for surfing and benefits from nine long and accessible sandy beaches including Fistral beach. Transport links in the town include a railway station and local airport.

#### DESCRIPTION

A detached bungalow set on a generous plot, requiring complete updating. The property is located in close proximity to a local health centre and also features off road parking. The bungalow itself would benefit from a programme of refurbishment, including works required in the garden to appreciate the size and scope the property has to offer.

#### ACCOMMODATION

**Ground Floor** Entrance porch, wide hallway, cloakroom, lounge, kitchen, two bedrooms, rear access, stairs to the dormer level.

**First Floor** Dormer Level

Two bedrooms and bathroom.

**Outside** To the front is a garden area, driveway and access to a garage. To the rear is a generous sized garden, although at the time of instruction is overgrown. Please refer to the legal pack for information on the boundaries.

#### NOTES

The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

#### EPC

Energy Efficiency Rating – F

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Stratton Creber Newquay 01637 876 275. General enquiries Countrywide Property Auctions 01395 275691.

