

## 3 Bed End Of Terrace In Bownder Sarras , Newquay, TR7 1GQ

£98,100







## SHORT DESCRIPTION

Property Ref: 14566 We are pleased to present an exceptional End of Terrace located at Bownder Sarras, Newquay, TR7. This wonderful residence boasts 3 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with convenience and Parking... Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities... This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home.... Within easy walk to beaches, shops, pubs, restaurants, schools, parks, National bus service from the station in town, Train station a mile away..... Property Type: End of Terrace Full selling price: £98100.00 Tenure: Leasehold Remaining lease (In Year): 88 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £415.20 Council tax band: C EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

3

Bed Room(s)

1

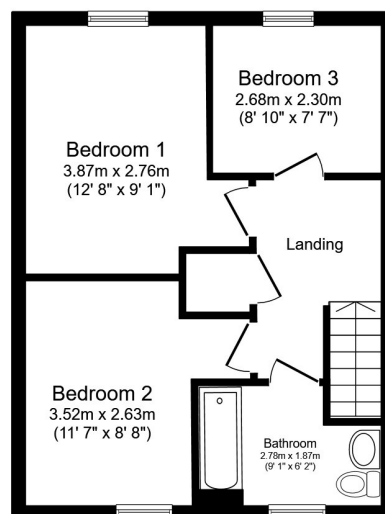
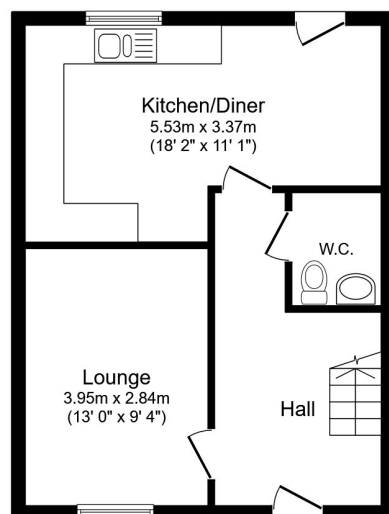
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

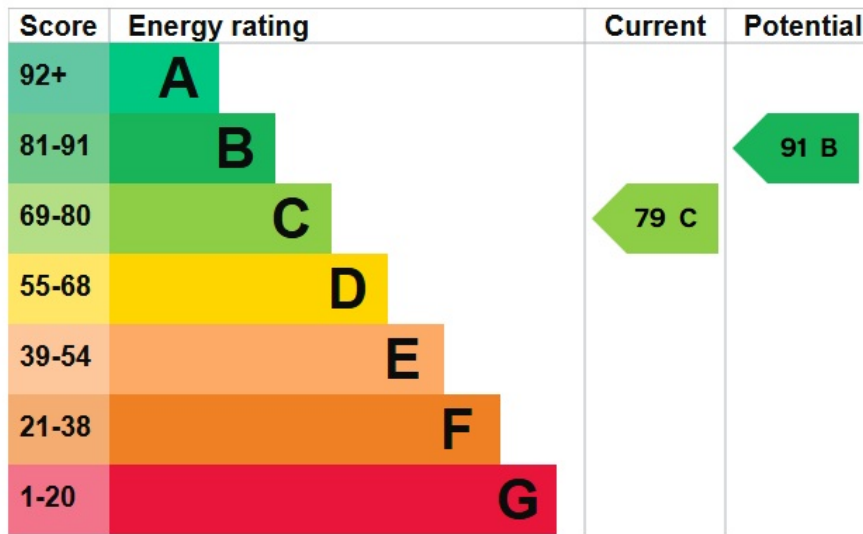


Total floor area 82.6 m<sup>2</sup> (889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

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