

Reeds Way

Newquay

TR7 1TS

Guide Price

£200,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CONNECTED TO MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- ENCLOSED REAR COURTYARD
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - A

Floor Area - 721.19 sq ft



2



1



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Property Description

Millerson Estate Agents are pleased to bring to the market this well-presented two-bedroom end-of-terrace property, situated in a convenient and sought-after location within the popular coastal town of Newquay. Offering an excellent opportunity for first-time buyers looking to get onto the property ladder, as well as investors seeking a ready-made addition to their portfolio, this property is sure to appeal to a wide range of purchasers. The accommodation comprises a welcoming entrance hallway providing access to both the kitchen and the spacious lounge. To the first floor are two generously sized bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance enclosed courtyard with hardstanding, providing useful outdoor space with minimal upkeep required. The property is offered to the market with vacant possession and no onward chain, allowing for a straightforward purchase process. It is connected to all main services and falls within Council Tax Band A. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Location

Newquay is a vibrant coastal town on Cornwall's north coast, loved for its beautiful beaches, world-class surfing, and relaxed seaside atmosphere. It offers a great mix of independent shops, cafes, restaurants, and entertainment, with something for everyone to enjoy. With excellent transport links including a train station and Newquay Airport just a short drive away it's easy to stay connected while enjoying coastal living. Whether you're looking for adventure or a slower pace of life, Newquay combines stunning natural surroundings with a warm, welcoming community.

The Accommodation Comprises

Porch

Wooden panel ceiling with loft access and a single light fitting, leading into a large storage area with a concrete floor. Tiled flooring and a single glazed wooden door.

Entrance Hallway

Leading into all other rooms, with a single light fitting, large under-stairs storage cupboard, central heating radiator and wood-effect laminate flooring.

Kitchen

Fluorescent tube light, double glazed window to the rear aspect, half-height tiled splashback throughout the kitchen, ample power sockets, stainless steel sink with hot and cold mixer tap set into a roll-edge work surface, a comprehensive range of matching wall and base units providing excellent storage, and wood-effect laminate flooring.

Living Room

Two hanging light fittings, double glazed door to the rear aspect, two double glazed windows to the rear aspect, thermostat, TV point, ample power sockets, central heating radiator and carpeted flooring.

Upstairs Landing

Loft access, double glazed window to the front elevation, two storage cupboards, central heating radiator and carpeted flooring.

Bathroom

Single hanging light with shade, double glazed frosted window to the front elevation, electric shower with glass shower door and tiled splashbacks to the surrounding walls, wall-mounted wash hand basin with hot and cold taps and tiled splashback, wall-mounted WC, central heating radiator and laminate flooring.

Bedroom One

Hanging light with shade, double glazed window to the rear elevation, two power sockets, central heating radiator and carpeted flooring.

Bedroom Two

Hanging light with shade, double glazed window to the rear elevation, storage cupboard with Baxi boiler, three power sockets, central heating radiator and carpeted flooring.

Outside

To the front, paved front garden with shrubbery growing, to the rear, paved rear garden, shrubbery growing, washing line.

Parking

There is no allocated parking for this property however, ample parking is available close-by.

Services

The property is connected to mains gas, electricity, water and drainage. The property also benefits from having solar panels and falls within Council Tax Band A.

Agents Notes

There is an annual service charge of £391.20 payable to Ocean Housing. *The service charge is subject to annual review.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: A
EPC rating: C

The building

Semi-detached house, standard construction
Accessibility adaptations: None

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Communal
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL156517):
- The property must be used only as a single private home and not for business

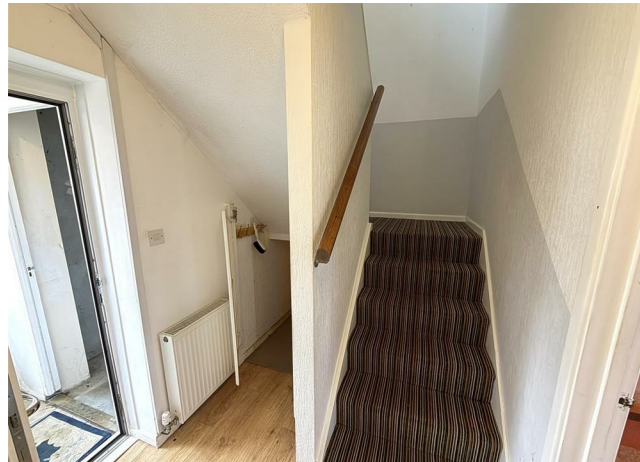


purposes.

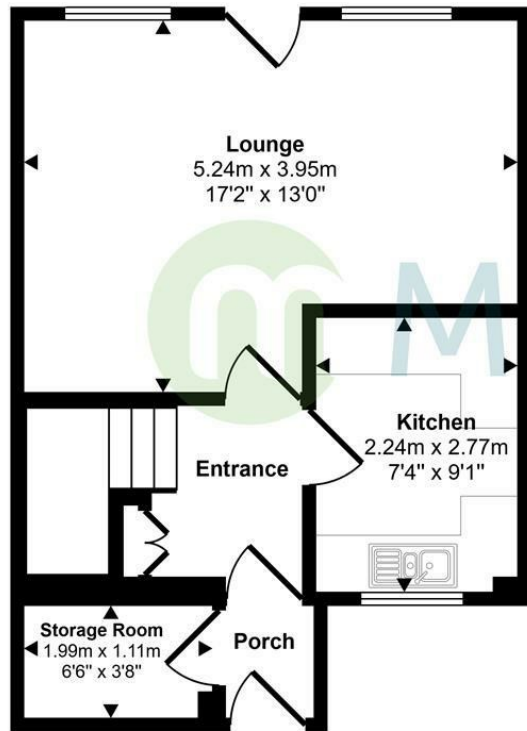
- The owner is responsible for maintaining the boundaries, such as fences or walls, that are marked with a 'T' on the title plan.*
 - The owner must pay a fair share of the costs for cleaning, repairing, and maintaining shared facilities like drains, sewers, and pipes.*
 - The owner must contribute a fair proportion of the costs for maintaining shared estate roads, footpaths, and parking areas.*
 - There is a rule stating that the property cannot be sold or transferred without the consent of the Secretary of State or the mortgage lender. This is a standard legal safeguard to ensure specific housing regulations and mortgage conditions are followed during a sale.*
 - The owner must not do anything on the land that would interfere with the physical stability (support) of neighboring properties.*
- Non-coal mining area: yes*

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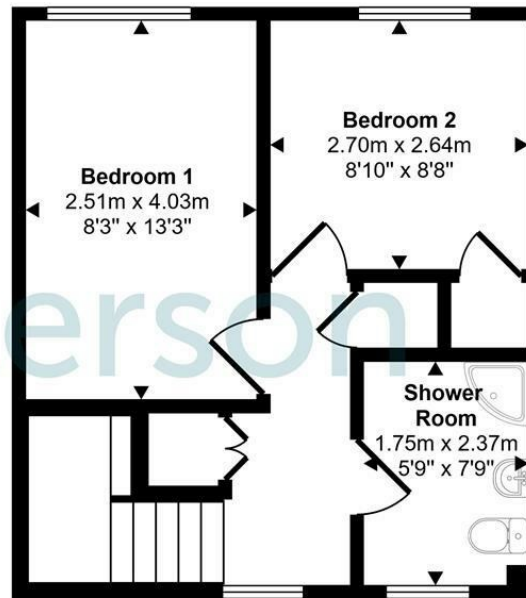
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
68 sq m / 729 sq ft



Ground Floor
Approx 36 sq m / 383 sq ft



First Floor
Approx 32 sq m / 345 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Scan QR Code For
Material Information



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