

Mount Wise

Newquay

TR7 2BL

Guide Price £350,000

- THREE WELL-PROPORTIONED BEDROOMS
- CENTRALLY LOCATED TO NEWQUAY
 - BEAUTIFUL SEA VIEWS
- OFF ROAD PARKING AVAILABLE
 - TWO RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
 - SHORT DRIVE AWAY FROM STUNNING BEACHES
 - DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 871.87 sq ft



3



1



2



C71

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to offer this exceptionally spacious three-bedroom mid-terrace home, perfectly positioned in the heart of the highly desirable seaside town of Newquay. Perched in an elevated position, the property enjoys panoramic sea views, allowing you to soak in the stunning coastal scenery from the comfort of your own home. Combining versatile living space, thoughtful design, and a superb location, this property presents a rare opportunity to embrace the quintessential Newquay lifestyle.

The home welcomes you with a bright and airy entrance hallway, leading to a generously proportioned front reception room bathed in natural light. A separate formal dining room provides an elegant space for entertaining, while the well-equipped galley kitchen is a chef's dream, offering an extensive range of wall and base units, abundant work surfaces, and clever storage solutions, perfect for everyday living and culinary creativity alike.

Upstairs, the property features three well-appointed bedrooms, each offering ample space and comfort. The spacious family bathroom is designed with both relaxation and practicality in mind, boasting a luxurious bath and a separate shower, ideal for modern family life or unwinding after a day by the sea.

Externally, the property benefits from a private, low-maintenance courtyard garden, a perfect spot for morning coffee or alfresco dining, while off-street parking for two vehicles provides a highly practical addition.

Practical amenities include connections to mains water, electricity, gas, and drainage, with the property falling under Council Tax Band C.

LOCATION

Perched along the spectacular north coast of Cornwall, Newquay is a vibrant seaside town renowned for its stunning Atlantic coastline, golden sandy beaches, and relaxed coastal lifestyle. Just moments away, Fistral Beach is famed for its excellent surf and lively beachfront atmosphere, while the expansive sands of Watergate Bay and the sheltered cove of Lusty Glaze Beach offer something for everyone, from scenic walks to peaceful sunbathing. The town provides a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, and well-regarded schools, alongside popular attractions such as Newquay Zoo and the Blue Reef Aquarium Newquay. Combining breathtaking coastal scenery with everyday convenience, Newquay is an ideal setting for both permanent living and holiday retreats.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC double-glazed door. Consumer unit. Radiator. Power sockets. Tiled and carpeted flooring.

LOUNGE

Double-glazed sash window to the front aspect. Striking stone fireplace with a log burner installed. Television point. Multiple power sockets. Skirting boards. Carpeted flooring.

DINING ROOM

Exposed beams. Double-glazed sash window to the rear aspect. Understairs cupboard. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

KITCHEN

Skimmed ceiling with recessed spotlights. Two double-glazed windows to the side aspect. Wall-mounted gas combination boiler. A range of wall and base fitted storage cupboards and drawers, providing ample worktop space. Space for a Rangemaster, fridge, freezer, and washing machine. Splashback tiling. Wash basin with mixer tap and drainage board. Multiple power sockets. Skirting boards. Tiled flooring.

FIRST FLOOR LANDING

Access to a partially boarded loft space. Power socket. Skirting boards. Carpeted flooring.

BEDROOM ONE

Double-glazed sash window to the rear aspect. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

BEDROOM TWO

Double-glazed sash window to the front aspect. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

BEDROOM THREE

Double-glazed sash window to the front aspect. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

BATHROOM

Skimmed ceiling. Frosted double-glazed window to the side aspect. Splashback tiling. Mains-fed shower. Standalone roll-top bath. Wash basin. Bidet. Tiled flooring.

EXTERNALLY

GARDEN

Externally, the property benefits from a private, low-maintenance courtyard garden, a perfect spot for morning coffee or alfresco dining.

PARKING

The property benefits from off road parking for two vehicles. An abundance of on-street parking can also be found close by.



SERVICES

Practical amenities include connections to mains water, electricity, gas, and drainage, with the property falling under Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Air conditioning

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great

Parking: On Street, Off Street, and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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
84 sq m / 902 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 42 sq m / 454 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	85
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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

Scan QR Code For Material Information



Scan me!

 **Millerson**
millerson.com