Cross Close

Newquay

TR7 3LD

£190,000

- NO ONWARD CHAIN
- SINGLE LEVEL LIVING
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZED THROUGHOUT
- EXPANSIVE GARDEN
- CONNECTED TO ALL MAINS SERVICES
- MODERNISATION REQURED
- FALLS WITHIN COUNCIL TAX BAND A
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - A

Floor Area - 538.19 sq ft

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are pleased to offer this attractive two-bedroom semi-detached bungalow, located in a popular and well-established residential area. An excellent opportunity for first-time buyers, this home provides the perfect blank canvas to create a space truly your own.

The internal layout features a spacious lounge, ideal for both everyday living and entertaining guests. The kitchen is well sized and functional, offering a welcoming area for cooking, dining, and socialising. Further accommodation includes two comfortable double bedrooms along with a well-appointed bathroom, ensuring practical and flexible living arrangements.

Externally, the property benefits from enclosed gardens to both the front and rear, presenting plenty of scope for personalisation or landscaping. Additionally, there is a substantial outbuilding with power connected, offering excellent storage or potential workshop space.

The property is fully connected to mains electricity, gas, water, and drainage and falls under Council Tax Band A. Early viewing is strongly advised to fully appreciate the potential and appeal of this property.

LOCATION

The property is located on the outskirts of the popular seaside town of Newquay. A range of local amenities, including a doctor's surgery, parish church, convenience stores, post office and both primary and secondary schools, are all within close proximity. Newquay boasts an array of stunning coastal walks and renowned beaches such as Fistral, Tolcarne, and Lusty Glaze. The town also offers a wide selection of outdoor activities, including coasteering, jet-skiing, surf lessons, and much more. In addition, Newquay is home to its own aquarium and zoo, as well as the internationally recognised annual Boardmasters festival.Public transport links are excellent, with the nearest bus stop within walking distance providing routes throughout the county. Newquay Airport is just a short drive away, making it ideal for commuters and frequent travellers alike.

THE ACCOMMODATION COMPRISES

(Please see measurements on the floorplan)

ENTRANCE HALLWAY

Skimmed celling . Smoke sensor. Radiator. Skirting. Exposed flooring. Doors leading too :

LIVING ROOM

Double glazed window to the front aspect. Storage cupboards. Radiator. Multiple plug sockets. TV point .Skirting. Exposed flooring.

KITCHEN

Double glazed window to rear aspect. A range of wall and base fitted units with roll top work surfaces and stainless steel sink with drainer. Space for freestanding oven/grill. fridge/freezer and or washing machine/dishwasher. Ample plug sockets. Baxi combination boiler. Vinyl flooring. Skirting. UPVC door into garden.

BEDROOM ONE

Skimmed celling. Radiator . Multiple plug sockets. Skirting. Exposed flooring. Double doors leading out onto the garden.

BEDROOM TWO

Skimmed celling. Double glazed window to front aspect. Radiator. Multiple plug sockets. Skirting. Exposed flooring.

BATHROOM

Extractor fan. Frosted double glazed window to the side aspect. Electric shower. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

OUTSIDE

Externally, the property benefits from enclosed gardens to both the front and rear, presenting plenty of scope for personalisation or landscaping. Additionally, there is a substantial outbuilding with power connected, offering excellent storage or potential workshop space.

PARKING

This property has no allocated parking. An abundance of on street parking can be found close by.

SERVICES

It is connected to mains electricity, water, gas and drainage. The property also falls under Council Tax Band A.

AGENTS NOTES

Annual Service Charge of £163.20 *The service charge is subject to annual review.
*Subject to consultation from April 2026 a homeownership management fee of £66 per year will apply to this property.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: D
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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Great
Parking: On Street
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

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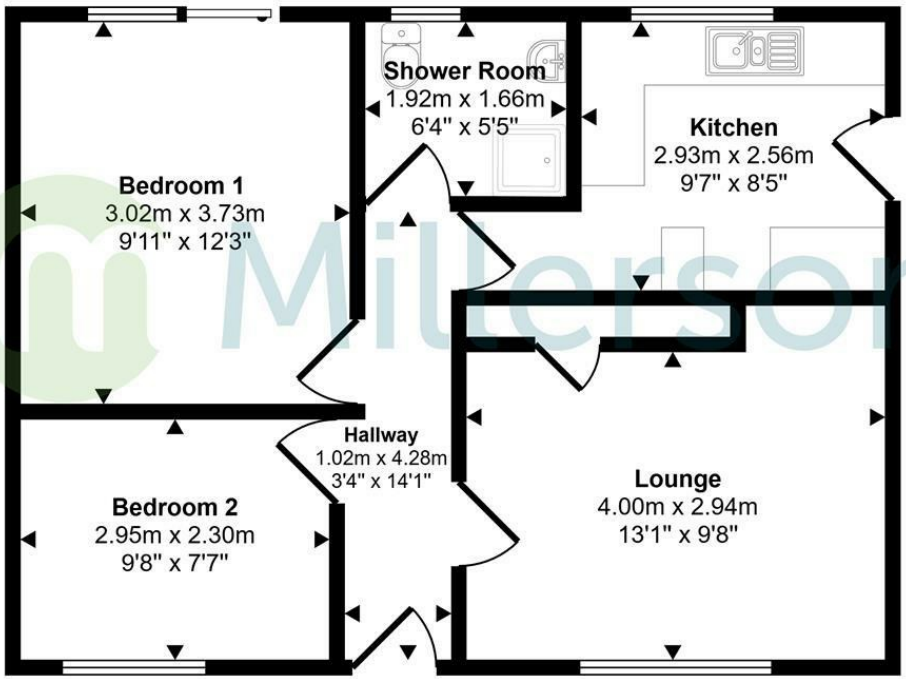
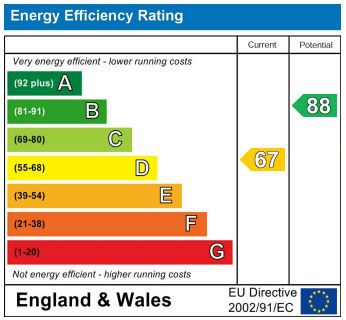
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
50 sq m / 543 sq ft



Floorplan

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.



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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