

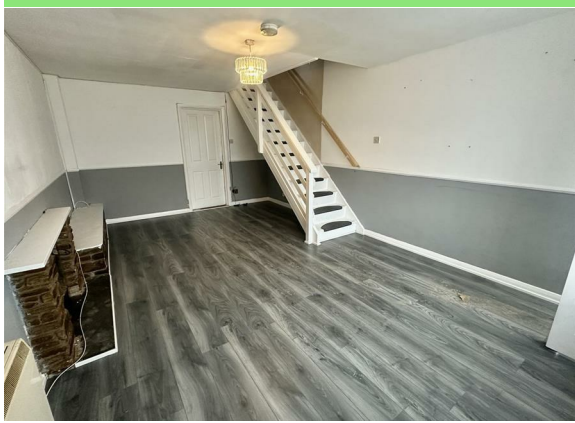
Pendragon Crescent

Newquay

TR7 2SS

Guide Price £180,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- PERFECT FIRST HOME
- OFF ROAD PARKING AVAILABLE
- EXPECTED RENTAL YIELD OF 6.6%
- DOUBLE GLAZING THROUGHOUT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 775.00 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are pleased to offer this attractive and well-presented two-bedroom mid-terrace home, ideally situated within a popular and sought-after residential neighbourhood. The property represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as investors seeking a comfortable home with strong rental potential. It has an expected rental income of approximately £995 per calendar month, which equates to a rental yield of around 6.6%, making it an appealing investment opportunity.

Upon entering the property, you are welcomed into a spacious and inviting living room, providing a warm and versatile space for everyday living and relaxation. To the rear, a well-sized kitchen offers ample room for cooking and dining, with a practical layout that caters well to modern lifestyles and family living.

The first floor continues to impress, offering two generous bedrooms, both providing comfortable and flexible accommodation suitable for a range of needs. A contemporary family bathroom completes the internal layout, finished to a modern standard and designed with practicality in mind.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor retreat with plenty of potential for landscaping or personalisation to suit individual tastes, ideal for entertaining, gardening, or simply enjoying the outdoors. Additionally, the property offers off-road parking for two vehicles on the driveway.

Further benefits include the property falling within Council Tax Band B and being connected to all mains services, including water, electricity, and drainage.

Viewings are highly recommended to fully appreciate all that this home has to offer.

LOCATION

This property is situated on the outskirts of the seaside town of Newquay. Local amenities including doctors surgery, Parish church, convenience shops, post office, public house and primary and secondary schools which are all within a short distance. Newquay offers a variety of different stunning coastal walks, beaches such as Fistral, Tolcarne and Lusty Glaze, in addition to a wide range outdoor activities such as coasteering, jet ski rides, surf lessons and many more. Newquay also accommodates its own aquarium, zoo and the annually well renowned festival of Boardmasters. In regards to public transport the nearest bus stop is within walking distance and provides routes all across the county. Newquay Airport is a short drive away and is perfect for commuters or for those jetsetters amongst us.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

LIVING ROOM

Skimmed ceiling. Double-glazed window to the front aspect. Panel heater. Television points. Ample plug sockets. Skirting boards throughout.

KITCHEN

Double-glazed window to the rear aspect. A range of wall and base units with roll-top work surfaces, incorporating a stainless steel sink and drainer. Space for an electric cooker and a space for a fridge. Panel heater. Door leading to the rear garden.

FIRST FLOOR

Skimmed ceiling. Loft access. Smoke sensor. Skirting. Doors leading to:

BEDROOM ONE

Skimmed ceiling. Double-glazed window to the rear aspect. Panel heater. Built-in wardrobe. Ample sockets. Skirting boards throughout.

BEDROOM TWO

Skimmed ceiling. Double glazed window to the front aspect. Panel heater. Built in wardrobe. Ample sockets. Skirting.

BATHROOM

Extractor fan. Splash-back tiling. Electric shower over the bath. Wash basin. W.C. Skirting.

EXTERNALLY

GARDEN

Externally, the property benefits from an enclosed rear garden, offering a private outdoor retreat with plenty of potential for landscaping or personalisation to suit individual tastes, ideal for entertaining, gardening, or simply enjoying the outdoors.

PARKING

This property offers off-road parking for two vehicles on the driveway.

SERVICES

Further benefits include the property falling within Council Tax Band B and being connected to all mains services, including water, electricity, and drainage.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

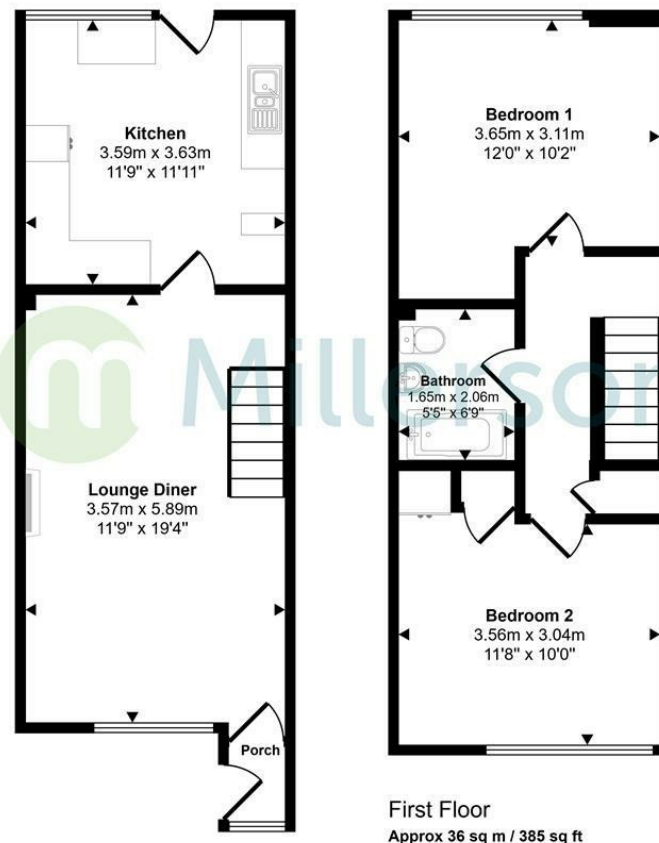


Energy Performance rating: D
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: None is installed.
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
 Parking: Driveway
 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.

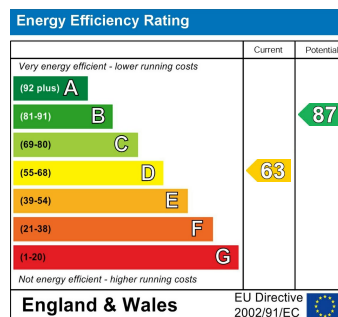


Approx Gross Internal Area
71 sq m / 767 sq ft



Ground Floor
Approx 35 sq m / 382 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.



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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