



Mount View

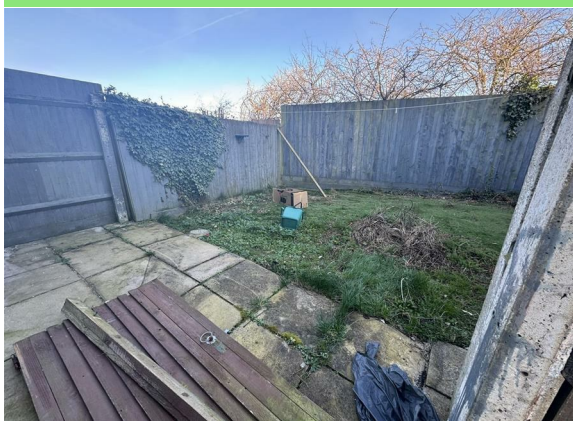
Lane

Newquay

TR8 4QH

Asking Price £200,000

- TWO BEDROOM SEMI-DETACHED
- PARKING FOR TWO CARS
 - GREAT SCOPE FOR IMPROVEMENT
- EDGE OF NEWQUAY
 - KITCHEN/DINER
 - LIVING ROOM
- ENCLOSED REAR GARDEN
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 688.00 sq ft



PROPERTY

A modern two bedroom house, ideal for first time buyers, with accommodation comprising entrance hall, living room, kitchen and on the first floor are two bedrooms and bathroom. Outside there is a rear garden and an allocated parking space

LOCATION

Tucked away in a small cul-du-sac, this small hamlet is on the edge of the vibrant town of Newquay with a large variety of shops, business and numerous also schools and nearby to a number of beautiful beaches. Newquay also has a local railway station and a local regional and European Airport.

ENTRANCE HALL

Front door with stairs to first floor, door to:

LOUNGE

13'8" x 11'4" (4.17m x 3.46m)

Window to front elevation, night storage heater, understairs cupboard.

KITCHEN/DINER

14'9" x 9'3" (4.50m x 2.83m)

Kitchen, window to rear elevation, door to rear garden, breakfast bar, space for electric cooker and space for fridge, Night storage heater.

FIRST FLOOR

BEDROOM ONE

13'8" x 11'4" (4.17m x 3.46m)

Window to rear elevation, Electric wall mounted Heater, built in wardrobe.

BEDROOM TWO

10'9" m x 9'4" (3.29 m x 2.85m)

Window to front elevation, wall mounted electric heater.

BATHROOM

With panelled bath with electric shower over, low level WC, wash basin, wall light and shaver socket, window to front elevation.

OUTSIDE

Small open plan garden to front, to the side is a brick paved parking area for two cars. Enclosed rear garden with patio and small lawn area.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

All information is provided without warranty. Contains HM Land

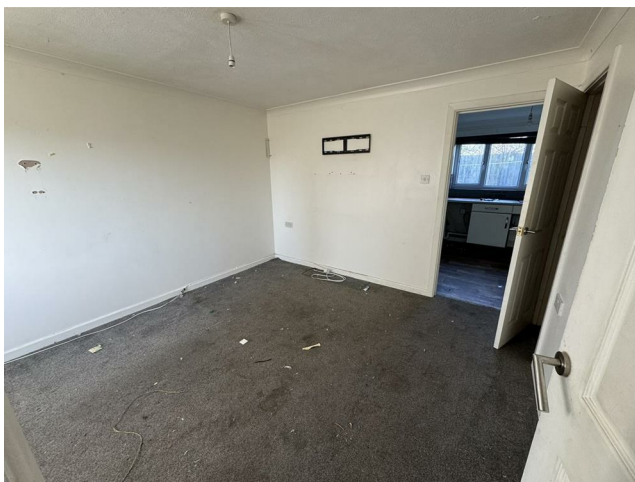
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The information contained is intended to help you decide

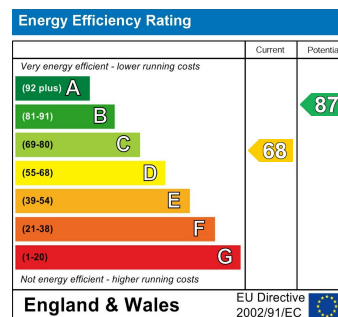


whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Are You....

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- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
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