

Cheviot Road

Newquay

TR7 2EF

Guide Price £155,000

- CASH BUYERS ONLY DUE TO CORNISH UNIT CONSTRUCTION
- THREE WELL-PROPORTIONED BEDROOMS
- ESTIMATED RENTAL INCOME OF £1,100PCM
- EQUATES TO A RENTAL YIELD OF 7.8%
- EXTREMELY POPULAR LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- MODERNISATION REQUIRED
- OFF ROAD PARKING AVAILABLE
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - A

Floor Area - 850.36 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this deceptively spacious three-bedroom semi-detached home, occupying a tucked-away position within a well-established residential area of Newquay. Ideally located within walking distance of a range of everyday amenities, reputable schools, excellent transport links and the town's renowned beaches, this property presents a fantastic opportunity for those seeking a home with outstanding potential in a highly convenient location. We have been advised that this property is of Cornish Unit construction and is therefore available to cash purchasers only.

Requiring cosmetic modernisation throughout, the property offers purchasers the exciting opportunity to create a home tailored to their own style and specification, adding value while making the most of the generous accommodation on offer. Whether you are a first-time buyer looking to take your first step onto the property ladder, an experienced renovator seeking your next project, or an investor looking to expand an existing portfolio, this home represents an excellent proposition. With an anticipated rental income of approximately £1,100 per calendar month, the property offers an attractive gross rental yield of around 7.8%, making it an appealing investment opportunity.

Stepping inside, you are welcomed by a bright and spacious entrance hallway which sets the tone for the accommodation beyond. The generous living room provides a comfortable space for everyday family life and entertaining alike, benefitting from an abundance of natural light. To the rear of the property, the well-proportioned kitchen/dining room offers ample storage and worktop space, with plenty of room for family dining and direct access onto the rear garden, creating an effortless connection between indoor and outdoor living.

The first floor continues to impress, comprising three well-proportioned bedrooms, each offering versatile accommodation suitable for growing families, guests or those requiring a home office. Completing the accommodation is a family bathroom, conveniently positioned to serve all three bedrooms.

Externally, one of the property's standout features is the generous enclosed rear garden. Predominantly laid to lawn and complemented by a patio seating area, it provides an ideal setting for al fresco dining, entertaining family and friends, children's play or simply relaxing in the sunshine. To the front, the property benefits from off-road parking for two vehicles, providing valuable convenience for modern-day living.

Connected to mains electricity, gas, water and drainage, the property also falls within Council Tax Band A.

LOCATION

Cheviot Road is situated within a well-established residential area on the south-western side of Newquay, Cornwall, offering a convenient location close to a wide range of everyday amenities and the town's renowned coastal attractions. Residents benefit from easy access to supermarkets, together with local shops, cafés, restaurants, healthcare facilities, schools and leisure amenities. Newquay town centre is within easy reach, providing an extensive selection of retail and service facilities. The property is also well positioned for enjoying some of Cornwall's most popular attractions, including the internationally recognised surfing destination of Fistral Beach, Tolcarne Beach, Great Western Beach, Newquay Harbour, Newquay Zoo, Blue Reef Aquarium and the scenic South West Coast Path. In terms of connectivity, the area is served by regular local bus services, while Newquay Railway Station provides links to the Cornish Main Line via Par, with onward services to Plymouth, Exeter and London Paddington. The nearby A392 connects directly to the A30, offering convenient road access across Cornwall and beyond, while Cornwall Airport Newquay, approximately 6 miles to the north-east, provides domestic and selected international flights. Overall, Cheviot Road enjoys a desirable residential setting that combines excellent local amenities, outstanding coastal leisure opportunities and good transport links, making it an attractive location for a wide range of occupiers.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE HALLWAY

uPVC frosted entrance door. Coving. Smoke alarm. Consumer unit. Under-stairs storage cupboard. Radiator. Openreach point. Skirting. Wooden flooring. Doors leading to:

LOUNGE

Coving. Double-glazed window to the front aspect. Feature fireplace. Radiator. Television point. Multiple power sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

Coving. Smoke alarm. Dual-aspect double-glazed windows. Baxi boiler. A range of fitted wall and base storage cupboards and drawers. Island/breakfast bar. Splashback tiling. Integrated oven with four-ring gas hob. Space for a dishwasher, washing machine, tumble dryer, fridge and freezer. Radiator. Television point. Multiple power sockets. Skirting. Tiled flooring.

FIRST FLOOR LANDING

Coving. Access to the loft space. Smoke alarm. Radiator. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

Coving. Double-glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting. Underlay flooring.

BEDROOM TWO

Coving. Double-glazed window to the rear aspect. Radiator. Multiple power sockets. Skirting. Vinyl flooring.







BATHROOM
Coving. Two frosted double-glazed windows to the rear aspect. Splashback tiling. Panel-enclosed bath with mains-fed shower over. Heated towel rail. Wash hand basin. Low-level W.C. Tiled flooring.

BEDROOM THREE
Coving. Double-glazed window to the front aspect. Radiator. Television point. Multiple power sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN
Externally, one of the property's standout features is the generous enclosed rear garden. Predominantly laid to lawn and complemented by a patio seating area, it provides an ideal setting for al fresco dining, entertaining family and friends, children's play or simply relaxing in the sunshine.

PARKING
To the front, the property benefits from off-road parking for two vehicles.

AGENTS NOTE
Annual service charge of £201.60 *subject to annual review

SERVICES
Connected to mains electricity, gas, water and drainage, the property also falls within Council Tax Band A.

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: D
The building
Semi-detached house, non-standard construction (Cornish Unit)
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage









Cheviot Road, Newquay

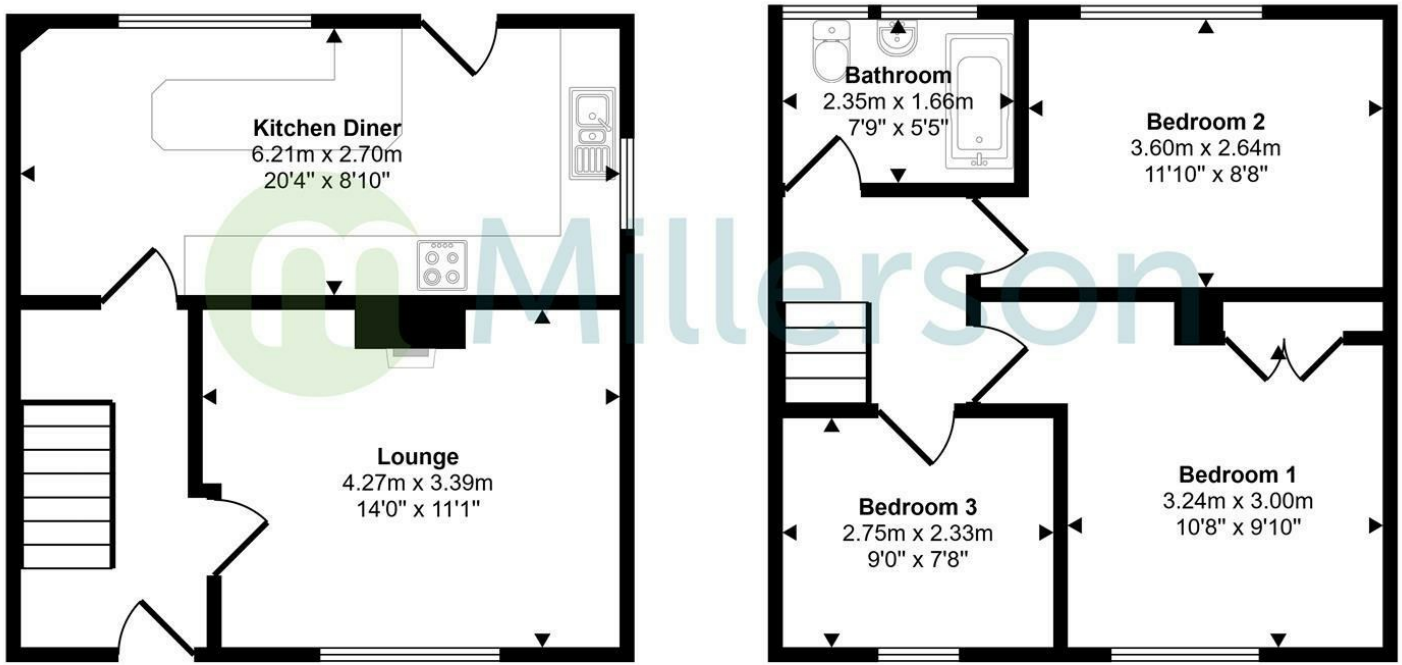
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway, Off Street, and On Street
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL156556):
- The owner must not carry out any noisy, offensive, or annoying business or trade on the land that could disturb the neighbours.
- The exterior of the buildings cannot be altered or added to without getting written permission from the previous owners or their successors.
- The buildings must only be used as private homes, boarding houses, or for specific professional offices such as a doctor, dentist, or surveyor.
- The owner cannot sell or transfer the property without the written consent of the mortgage lender, M&G Trustee Company Limited. This is a standard way for lenders to ensure their mortgage is repaid during a sale.
- The owner is required to maintain specific boundary fences or walls as indicated on the title plan.
- Certain parts of the property are restricted to being used as a single private home only.
- The owner must not cause any nuisance or annoyance to people living in neighbouring houses.
No environmental risks recorded
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
76 sq m / 822 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 39 sq m / 415 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

1 Market Street
St Austell
Cornwall
PL25 4BB
E: staustell@smartmillerson.co.uk
T: 01726 72289
www.millerson.com

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