Rialton Heights

Newquay

TR7 3HU

Guide Price £245,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
- OFF ROAD PARKING PLUS THREE GARAGES
- ENCLOSED REAR GARDEN
- MODERNISATION REQUIRED
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT
- EXPANSIVE RECEPTION ROOM
- PLEASE SCAN THE QR QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 947.22 sq ft

3

1

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PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to bring to the market this detached three-bedroom coach house. Tucked away within a popular residential development, this unique property is perfect for buyers seeking space, potential, and the chance to make a home their own.

Upon entering, you're welcomed by a bright and airy entrance hallway, with doors leading into an expansive open-plan lounge/diner, ideal for both relaxed evenings and entertaining guests, as well as a well-appointed kitchen, separate utility room, and a convenient cloakroom.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom.

Outside, you'll find an enclosed rear garden, offering a private outdoor space perfect for enjoying the warmer months or cultivating your own green retreat. Additionally, the property benefits from three garages located directly below, providing ample storage or secure parking options.

The property is connected to mains water, electricity, and drainage, and falls within Council Tax Band B. Viewings are highly recommended to fully appreciate all this distinctive home has to offer.

LOCATION

Set on the outskirts of St Columb Minor, this property benefits from being less than a few miles away from Newquay. The village has a range of amenities close by including primary and secondary schools, GP surgeries, convenience stores, public house, post office plus so much more. Head into Newquay and you'll be met with a variety of beaches including Tolcarne and Fistral. Within Newquay, you'll find a high street full of cafes, shops and activities suitable for all. Public transport links are strong, with Quintrell Downs station being less than a 5 minute drive away, as well as bus routes that'll take you in and around the county. Newquay Airport, is a short drive away and is ideal for commuters or for those jet-setters amongst us.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

STORM PORCH

External storage cupboard. uPVC double glazed door leading into:

ENTRANCE HALLWAY

Smoke alarm. Double glazed window to the front aspect. Multiple plug sockets. Skirting. Exposed flooring.

CLOAKROOM

4'0" x 2'10" (1.24m x 0.88m)
Frosted double glazed window. Wash basin. W.C. Skirting. Vinyl flooring.

LOUNGE/DINER

19'3" x 11'5" (5.87m x 3.48m)
Two double glazed windows to the front aspect. Electric storage heater. Multiple plug sockets. Skirting. Exposed flooring.

KITCHEN

11'5" x 7'9" (3.48m x 2.38m)
Double glazed window to the front aspect. A range of ball and base fitted storage cupboards. Splash-back tiling. Stainless steel sink basin with drainage board. Space for an oven, fridge, freezer and tumble dryer. Multiple plug sockets. Skirting. Vinyl flooring.

UTILITY ROOM

5'10" x 4'9" (1.78m x 1.45m)
Plumbing installed. Multiple plug sockets.

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 10'7" (3.55m x 3.24m)
Dual aspect double glazed windows. Multiple plug sockets. Skirting. Exposed flooring.

BEDROOM TWO

11'7" x 9'10" (3.55m x 3.02m)
Double glazed window to the front aspect. Multiple plug sockets. Skirting. Exposed flooring.

BATHROOM

6'6" x 5'9" (2.00m x 1.76m)
Frosted double glazed window to the side aspect. Extractor fan. Splash-back tiling. Mains fed shower over the bath. Wash basin. W.C. Skirting. Vinyl flooring.

BEDROOM THREE

11'7" x 6'7" (3.55m x 2.01m)
Double glazed window to the front aspect. Multiple plug sockets. Skirting. Exposed flooring.

GARAGE ONE

18'2" x 8'6" (5.56m x 2.60m)
Up & Over Metal Door.

GARAGE TWO

18'2" x 8'6" (5.56m x 2.60m)
Up & Over Metal Door.

GARAGE THREE

18'2" x 8'6" (5.56m x 2.60m)
Up & Over Metal Door.

PARKING
This property has off road parking for three vehicles. On street parking can also be found close by.

OUTSIDE
This property benefits from an enclosed rear garden, offering a private outdoor space perfect for enjoying the warmer months or cultivating your own green retreat.

SERVICES
This property is connected to mains water, electricity and drainage. It also falls within Council Tax Band B.

AGENTS NOTE
Annual Service Charge of £539.52 *The service charge is subject to annual review.

MATERIAL INFORMATION
Verified Material Information
Council tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good
Parking: Garage, On Street, Off Street, Private, and Allocated
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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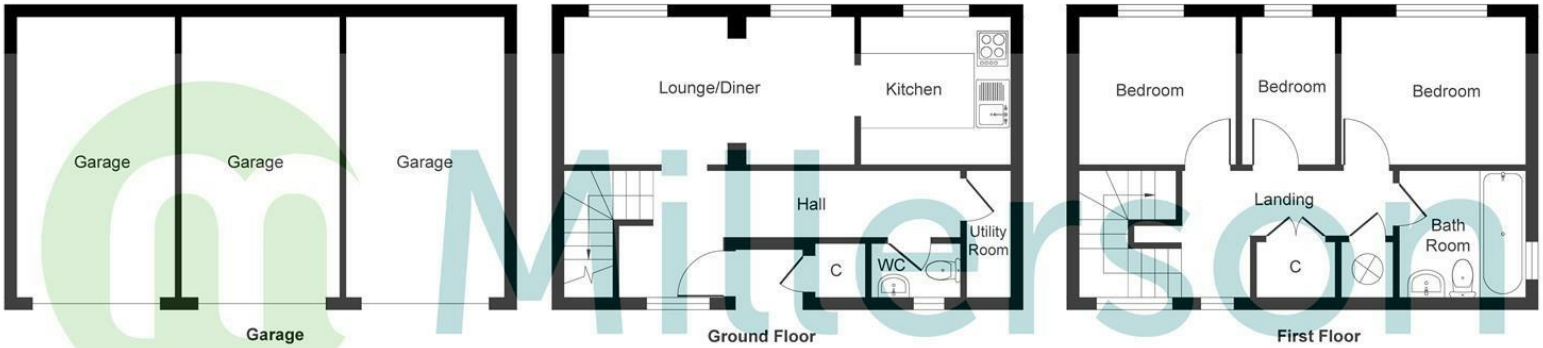
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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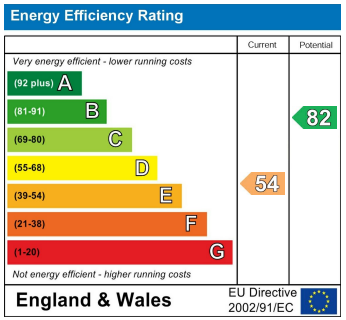

Needing To Sell?

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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