



Reeds Way

Newquay

TR7 1TS

£200,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CONNECTED TO MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- ENCLOSED REAR COURTYARD
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 807.29 sq ft



### Property Description

Millerson Estate Agents are delighted to present this well-positioned two-bedroom end-of-terrace home, located in the popular town of Newquay. Whether you're a first-time buyer eager to take your first steps onto the property ladder, or an investor seeking a smart addition to your portfolio, this property represents a fantastic opportunity.

The accommodation briefly comprises of a bright and airy entrance with doors leading off to the, kitchen and lounge whilst upstairs there are two good sized bedrooms and bathroom. Externally there is a low maintenance hardstanding courtyard This home is being sold with no onward chain and vacant possession. It is connected to all mains services and falls within Council Tax Band A. Viewings are highly recommended to appreciate all that there is to offer.

### Location

Newquay is a vibrant coastal town on Cornwall's north coast, loved for its beautiful beaches, world-class surfing, and relaxed seaside atmosphere. It offers a great mix of independent shops, cafes, restaurants, and entertainment, with something for everyone to enjoy. With excellent transport links including a train station and Newquay Airport just a short drive away it's easy to stay connected while enjoying coastal living. Whether you're looking for adventure or a slower pace of life, Newquay combines stunning natural surroundings with a warm, welcoming community.

### The Accommodation Comprises

#### Rear Porch

Radiator. Large storage cupboard measuring 1.86m X 1.20m housing consumer unit and Baxi boiler. Skirting.

#### Kitchen

9'1" x 7'5" (2.77m x 2.27m )

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces and stainless steel sink with drainer. Serving hatch opening into lounge. Space for freestanding oven/grill, fridge/freezer and/or washing machine/dishwasher. Tiling around stain sensitive areas. Ample plug sockets. Vinyl flooring. Skirting.

#### Living Room

17'7" x 10'0" (5.37m x 3.05)

Two double glazed window to the front aspect. Radiator. Ample plug sockets. TV point. Carpeted flooring. Skirting. UPVC front door.

#### First Floor

Landing - Smoke sensor. Loft access. Storage cupboard. Power sockets. Skirting. Doors leading to

#### Bedroom One

13'0" x 8'10" (3.98m x 2.71m )

Double glazed window to the rear aspect. Radiator. Built in wardrobes. Ample sockets. Carpeted flooring. Skirting.

#### Bedroom Two

8'9" x 8'5" (2.68m x 2.59m )

Double glazed window to the front aspect. Storage cupboard. Radiator. Ample plug sockets. Carpeted flooring. Skirting.

#### Bathroom

7'9" x 5'6" (2.37m x 1.69m )

Frosted double glazed window to the rear aspect. Splash-back tiling. Mains fed shower over bath. Wash basin with a mixer tap. W.C. Radiator. Skirting. Vinyl flooring.

#### Outside

To the front- Steps leading up to the front door.

To the rear- Hardstanding

#### Parking

There is no allocated parking for this property however, ample parking is available close-by.

#### Services

The property is connected to mains gas, electricity, water and drainage. The property also benefits from having solar panels and falls within Council Tax Band A.

#### Agents Notes

There is an annual service charge of £305.28 payable to Ocean Housing. \*The service charge is subject to annual review.

#### Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

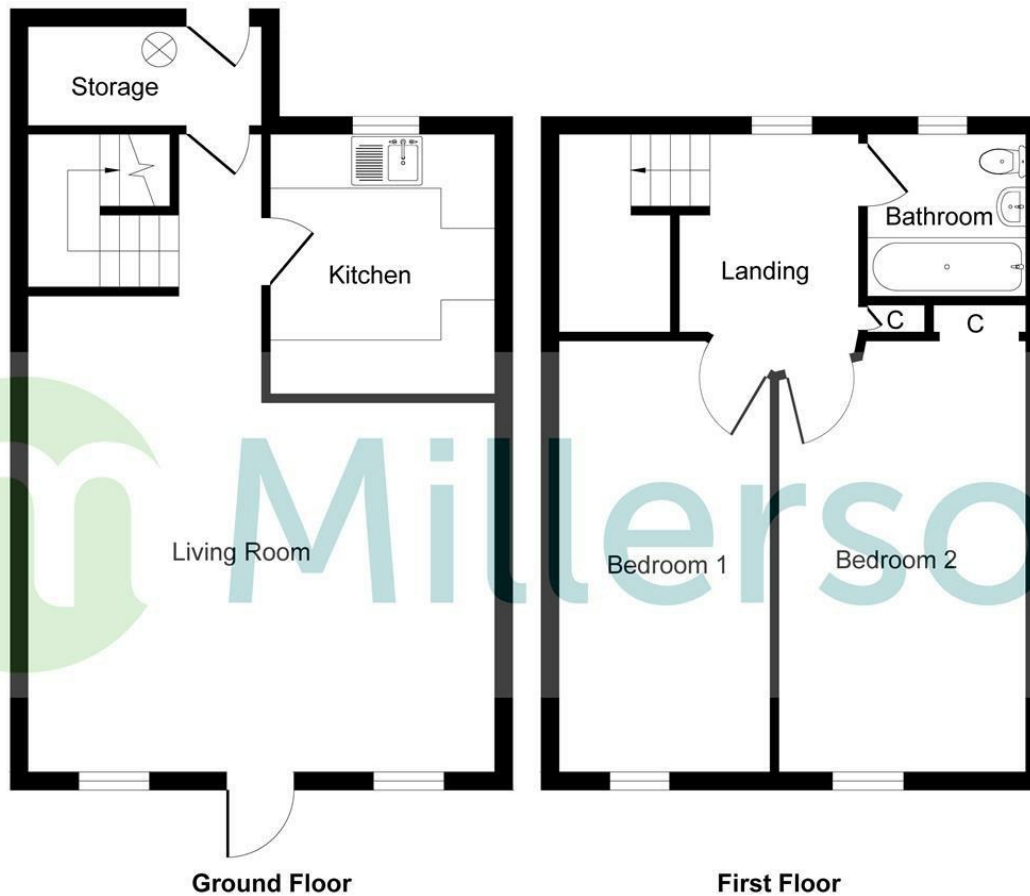


Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: England  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: 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.





Ground Floor

First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

