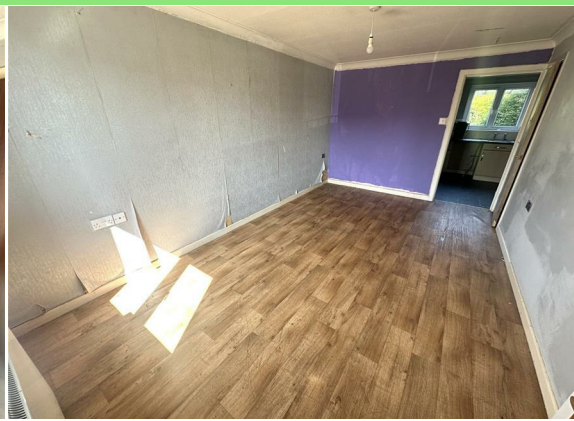
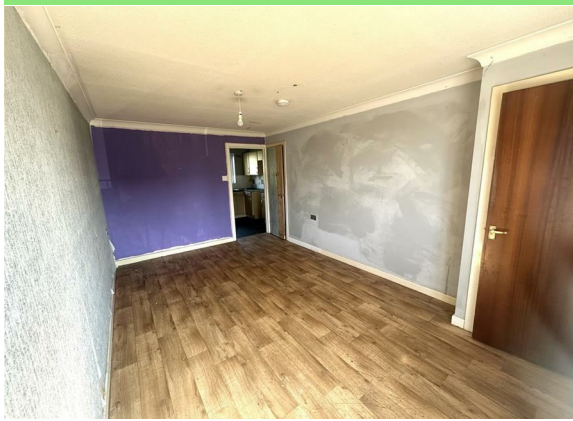




Mount View
Lane
Newquay
TR8 4QH
Guide Price £185,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- ENCLOSED REAR GARDEN
 - KITCHEN/DINER
- CONNECTED TO ALL MAIN SERVICES
- DOUBLE GLAZED THROUGHOUT
- TUCKED AWAY RESIDENTIAL LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 688.89 sq ft



Property Description

Millerson Estate Agents are pleased to present this two bedroom semi-detached property. Located on the edge of the ever-popular coastal town of Newquay it offers the perfect opportunity for first-time buyers or investors looking to expand their portfolio. The accommodation comprises of a spacious living room with a door leading into the kitchen. Upstairs there are two double bedrooms and bathroom. To the rear of the property you will find an enclosed garden with a patio area.

Location

Nestled in a peaceful cul-de-sac, this small hamlet is on the edge of popular town of Newquay with a large variety of shops, restaurants, and services. The area is well-served by public transport, with Newquay and Quintrell Downs railway stations both within a 1.9 km radius, connecting to the Atlantic Coast Line. Additionally, Newquay St Mawgan Airport is just 3.8 miles away, facilitating convenient travel options.

Entrance Hall

Front door. Panel Heater. Consumer Unit. Smoke alarm.

Lounge

16'5" x 10'10" (5.02m x 3.32)
Double glazed window to front aspect. Spacious under stairs cupboard. Panel heater. Ample plug sockets. Tv points. Skirting.

Kitchen/Diner

13'2" x 8'9" (4.02m x 2.69m)
Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces and stainless steel sink and drainer. Space for electric cooker and space for fridge. Door to rear garden.

Bedroom One

13'2" x 8'0" (4.02m x 2.46)
Double glazed window to the front aspect. Panel Heater. Built in wardrobe. Ample sockets. Skirting.

Bedroom Two

10'4" x 8'7" (3.15m x 2.64m)
Two double glazed windows to the rear aspect. Ample sockets. Built in wardrobe. Skirting.

Bathroom

6'7" x 6'3" (2.01m x 1.93m)

Outside

To the rear- Enclosed laid to lawn garden with patio area.

Parking

Bricked shared driveway for two vehicles.

Services

Connected to all mains water, electricity and drainage.

Material Information

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined 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: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Off Street, Driveway, Allocated, and Private

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: No

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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.



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

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: st.austell@millerson.com

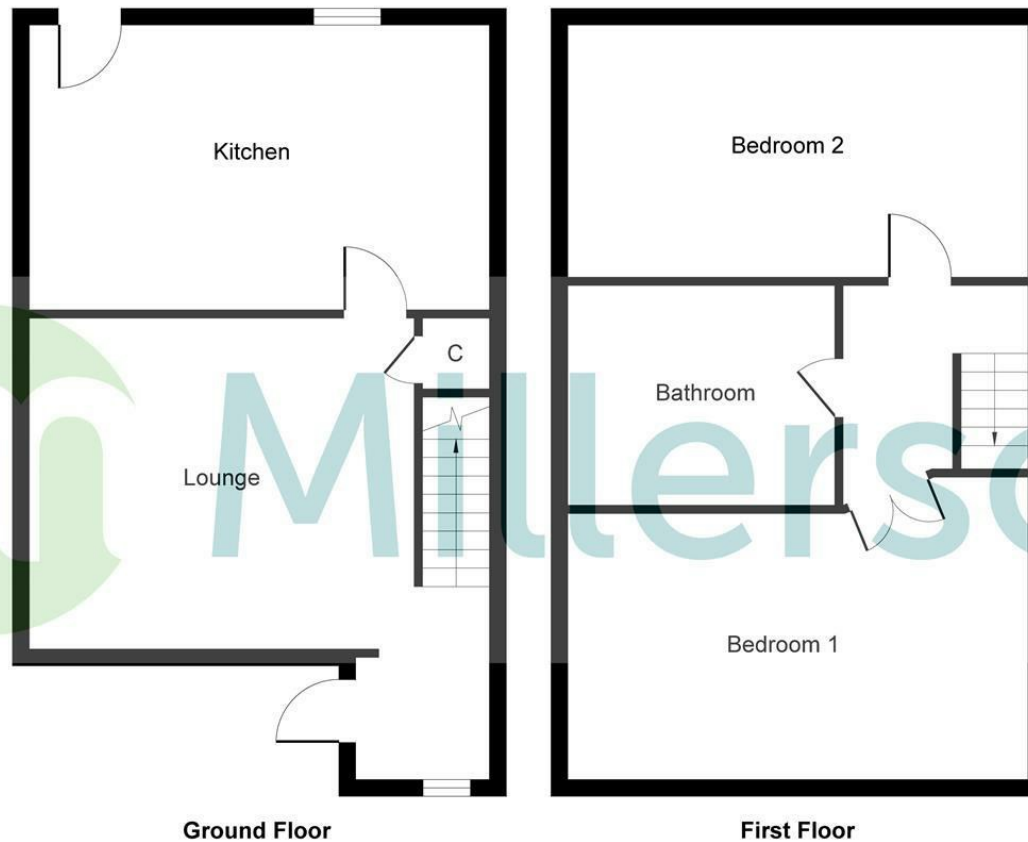
T: 01726 72289

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Scan QR Code For Material Information



Scan me!



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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