3, Trebarwith Crescent, Newquay, TR7 1DX

david ball
Agencies

David Ball Agencies is delighted to offer for sale a substantial townhouse in the heart of Newquay successfully converted many years ago to form 5 letting units. The property includes parking to the rear for numerous vehicles. This investment provides a solid rental income, making it an excellent opportunity for buyers. Early viewing is highly recommended.

Guide Price £300,000 Freehold

Key Features

- Newquay Town Centre Location
- A block of Five Self Contained Flats
- Ideal Investment Property
- Car Park to the Rear with Parking for Aprroximately Four Vehicles
- Tenants on AST Leases
- Early Viewing is Highly Recommended

Agents Note
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

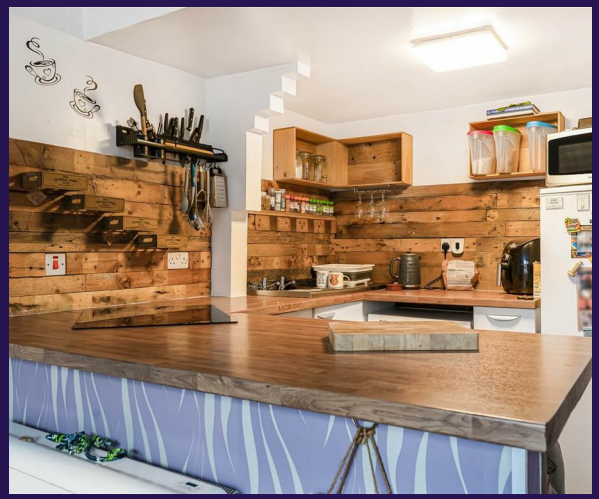
Situation
The Location Benefits from its close proximity to Towan Beach with its iconic island and the picturesque Newquay Harbour. Trebarwith Crescent is situated off bank Street and East Street in Newquay town and is within a few yards of the newly regenerated community space of the Kilacourt.

The Property
A substantial town house which has been successfully converted into five self contained flats

3 Trebarwith
Steps rising to Entrance door. Patio area to the front with Cornish wall surround.

Entrance Hallway
Hallway housing the electric meters, fire alarm system, fire extinguishers. Stairs rising to subsequent accommodation.

Flat One (Ground Floor)
Lounge/Kitchen/Diner with double glazed window to the front aspect with beautiful sea views. The kitchen area has range of base units with a wooden effect work surface and splash back. Integrated electric oven with integrated four ring electric hob. Stainless steel sink and drainer. Storage heater. Ceiling mounted light fitting.
Bedroom. double glazed window to the rear. Ceiling mounted light fitting. Wall mounted electric heater.
Bathroom. Irregular in shape. Low level WC with top flush. Shower cubicle with electric shower, hose and head. Extractor fan.
EPC - D



Flat Two (First Floor)

Kitchen Area. Range of base units with work surface. Built in electric oven with four ring electric hob. Extractor hood over. Range of shelving. Ceiling mounted light fitting. Stainless steel sink and drainer with hot and cold mixer tap. Loft access.
Curtain to WC. Double glazed obscure window to the side. Low level WC with top flush. Shower cubicle. Wall mounted wash hand basin.
Lounge Area: Double glazed window to the rear. Ceiling mounted light fitting.
EPC - E

Flat Three (First Floor)

Lounge Area: Double glazed bay windows with stunning views over the Kilacourt, Towan Beach and the iconic island. Ceiling light fitting. Storage heater.
Kitchen: A range of base units with two roll top work surfaces. Integrated electric oven with four ring electric hob. Stainless steel sink and drainer with mixer tap over. Double glazed window to the front with stunning views.
Bathroom: Low level WC with top flush. Circular shower cubicle with electric Triton shower, hose and head. Pedestal wash hand basin with cold tap. Electric water heater. Mirror.
Bedroom: Double glazed window to the rear. Ceiling mounted light fitting.
EPC - D

Flat Four (second Floor)

Lounge: Double glazed window to the front with stunning views across Newquay Bay, Kilacourt and iconic Towan island. Electric storage heater. Ceiling mounted light fitting. Power points.
Kitchen: Range of base, wall and drawer units with roll top work surface over. Electric oven with four ring electric hob over. Double glazed window to the front aspect. Loft access.
Bedroom : Large double glazed window to the rear. Ceiling mounted light fitting. Wall mounted radiator.
Bathroom: Low level WC with top flush/ Pedestal wash hand basin with cold tap. Dimplex water heater. Shower cubicle with Triton electric shower, hose and head.
EPC - E

Flat Five (Rear Access)

Courtyard with storage shed and bin store. Double glazed front door
Bedroom: Double glazed window to the rear. Ceiling mounted light fitting. Radiator.
WC: Low level WC with top flush. Pedestal sink unit with cold tap. Hot water heater. Cubicle shower unit.
Range of base units with integrated electric oven and four ring electric hob. Stainless steel sink and drainer with mixer tap.
Lounge: Double glazed window to the side. Ceiling mounted light fitting. Wall mounted electric heater.
EPC- E

Outside

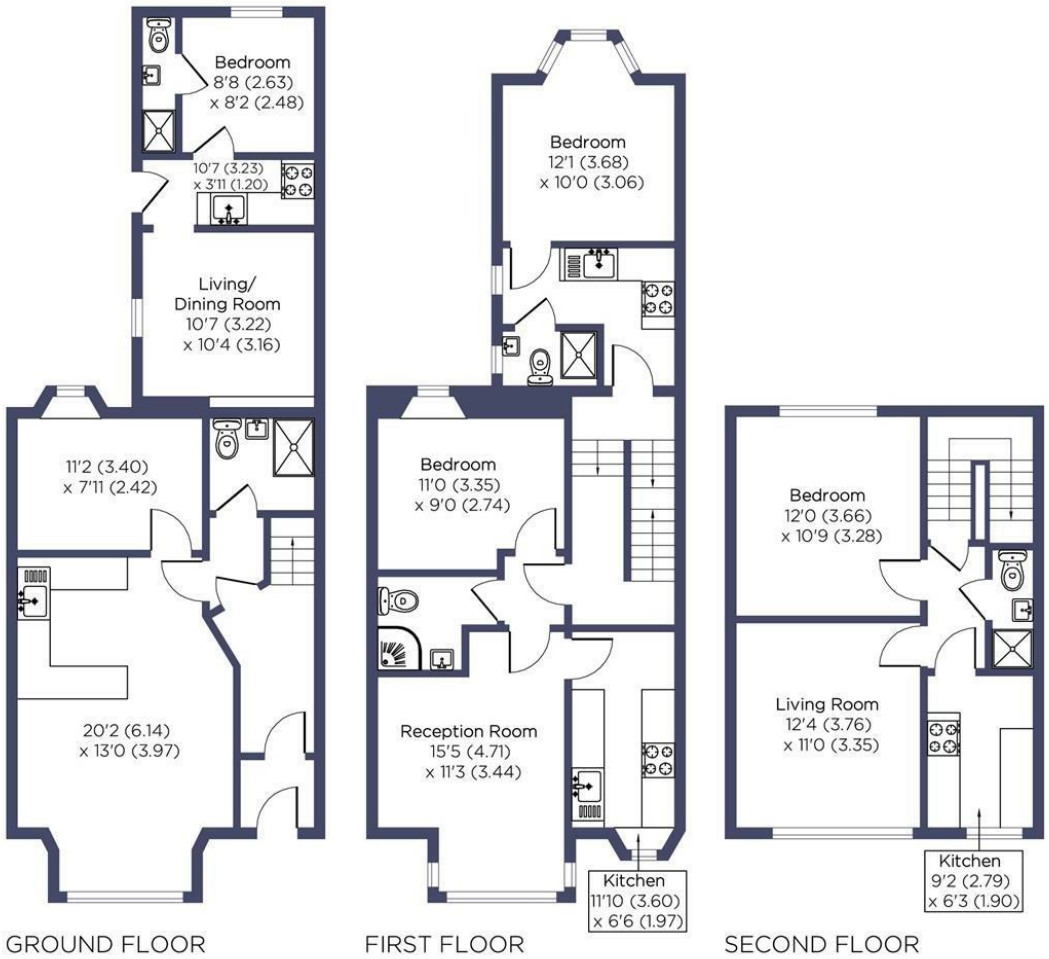
The the rear is a car park with parking for approximately four cars. Bin storage.

Services

Electric, water and drainage can be found at the property, however we have not verified any of the connections.

Trebarwith Crescent, Newquay, TR7

Approximate Area = 1876 sq ft / 174.2 sq m



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