

7, Bay View Terrace, Newquay, TR7 2LR

david ball
Agencies

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

Guide Price £335,000 Freehold

Key Features

- A Block of Five Self Contained Flats Planning Consent C2/86/00462
- Ideal Investment Property
- Close to Amenities
- Previous Planning Consent C2/86/00462
- Town Centre Location
- Parking to the Front for Approximately Three Cars
- Early Viewing is Highly Recommended

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

The Situation
Bay View Terrace is located in an elevated location enjoying views over the roof tops of Newquay Bay out towards Trevose Head. A short distance from the town centre and all the amenties Newquay has to offer.

The Property
Comprises a substantial property offering five self contained units, over two floors with electric heating and all with double glazing. To the side of the property there is a further self contained flat. There is a parking area to the front for approximately three cars.
Planning Consent C2/86/00462

Communal Hallway
Meter cupboards. Fire alarm system. Stairs rising to subsequent accommodation.

Flat one (Ground Floor)
Lounge: Double glazed bay window to the front aspect (partially obscured). Wall mounted radiator. Door to
Kitchen/Diner Range of base, wall and drawer units with roll top work surfaces over. Integrated electric oven with four ring electric hob, extractor over. Stainless steel sink and drainer with mixer tap over. Laminate flooring. Ceiling mounted light fitting. Wall mounted radiator.
Shower Room: Low level WC with top flush. Wall mounted wash hand basin with hot and cold taps. Shower cubicle with electric shower, hose and head.
Hallway with storage space
Bedroom: Double glazed window to the side. Ceiling mounted light fitting. Wall mounted radiator.
EPC - D

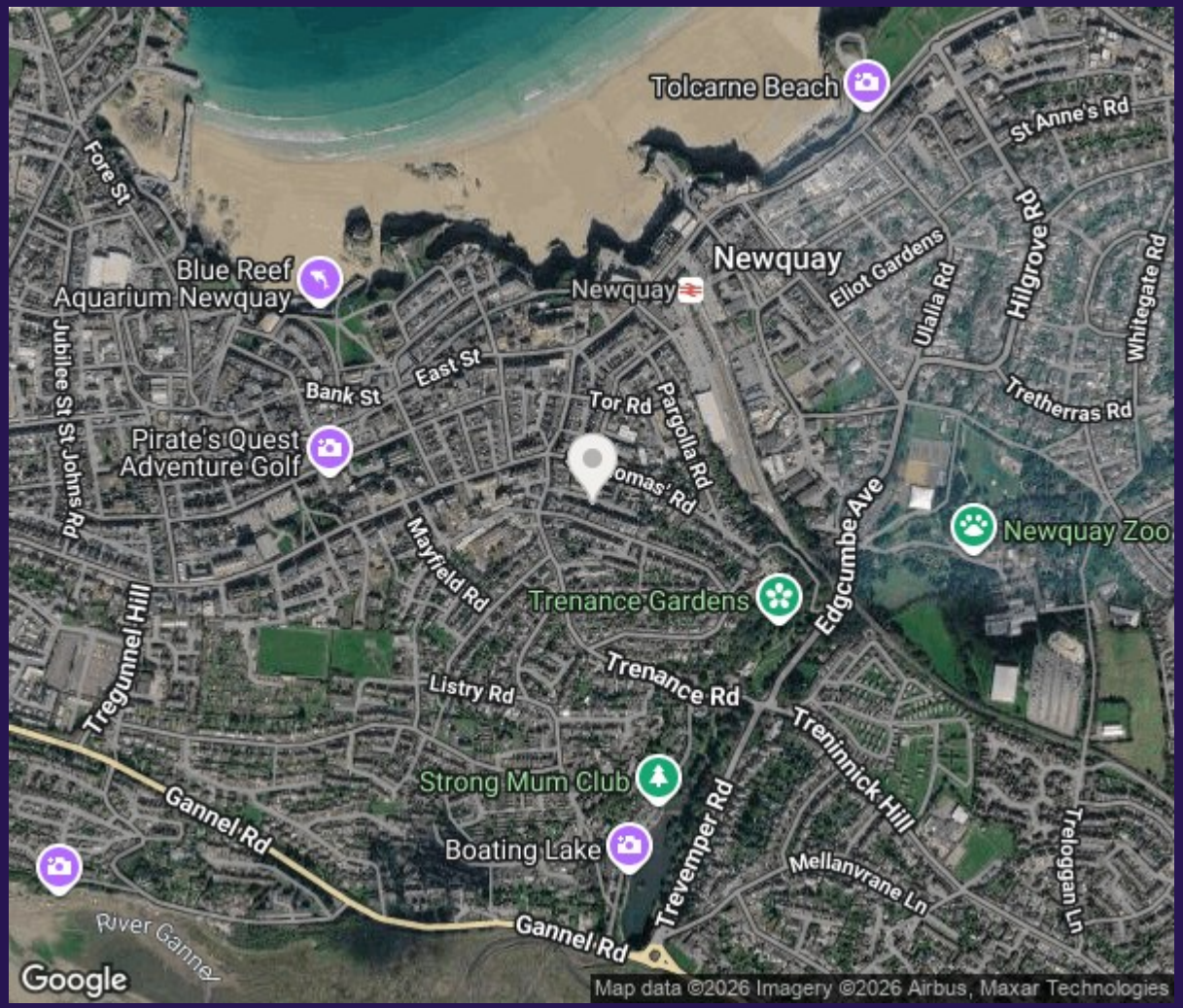












Flat Two (First Floor)
Kitchen Area: A range of base and wall units with roll top work surface over. Stainless steel sink and drainer with hot and cold mixer tap. Integrated electric cooker with four ring hob and extractor hood over.
WC Low level WC with top flush. Wash hand basin. Shower cubicle with electric shower, hose and head. Obscure window to the side.
Bedroom: Double glazed window to the side. Ceiling mounted light fitting. Night storage heater.
EPC - C

Flat Three (First Floor)
Lounge: Double glazed bay window with great views over Newquay Town and the bay beyond. Wall mounted radiator.
Kitchen: Range of base, wall units with roll top work surface over. Stainless steel sink with hot and cold mixer tap. Double glazed windows to the rear with views across Newquay Town and bay beyond.
Bathroom: Low level WC with top flush. Wall hung wash hand basin with cold tap. Electric water heater. Door to
Bedroom: Double glazed box bay window. Wall mounted radiator.
EPC - D

Flat Four (Second Floor)
Door and stairs rising to flat
Telephone entry system. Storage area.
Living Space Church style window with stunning views over Newquay Town and the Bay beyond. Electric wall mounted heater. Eaves storage. Double glazed window to the rear. Ceiling mounted light fitting.
Hallway
Kitchen: Range of base units with work top over. Integrated electric oven with four ring electric hob over. Two velux windows. Ceiling mounted light fitting. Wooden effect lino flooring.
Bathroom: Velux window. Low level WC with top flush. Pedestal wash hand basin with hot and cold mixer taps. Mirrow over. Shower cubicle with elecric shower , hose and head.
EPC - D

Flat Five (Ground floor at the Side)
Double glazed door leading to Hallway with coat hooks, Door to side courtyard. Storage cupboard.
Lounge/Kitchen/Diner Double glazed patio doors leading to the rear courtyard garden. Ceiling light fitting. Storage heater. opening to kitchen area with integrated electric cooker, four ring hob with extractor fan over. Stainless steel sink and drainer with mixer tap.
Bedroom: Two double glazed windows to the side. Built in wardrobes. Wall mounted radiator. Ceiling light fitting.
Bathroom: Low level WC with top flush. Pedestal wah hand basin with mixer tap. Shower unit with electric shower, hose and head.
EPC - D

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

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Approximate Area = 2172 sq ft / 201.7 sq m



LOWER GROUND FLOOR GROUND FLOOR FIRST FLOOR SECOND FLOOR

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