



Flat 3 Trefusis, Tolcarne Road, Newquay, TR7 2NQ

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Agencies

IDEAL for INVESTMENT BUY or FIRST TIME BUY. The current vendors have recently totally renovated this first floor flat to a very high standard. The flat consists of an open plan lounge/kitchen/diner, double bedroom and a stunning bathroom having a separate spacious shower. The property has double glazing throughout, gas central heating and hot water, sea glimpses and allocated parking. The flat must be viewed to be appreciated. ****CHAIN FREE**AWAITING EPC**

Asking Price £174,950 Leasehold

Key Features

- First Floor Apartment
- Double Bedroom
- Gas Central Heating/hot water
- Parking
- Chain Free
- Lounge/kitchen/Diner
- Bathroom
- Double Glazing
- Sea Glimpses
- Awaiting EPC

AGENTS NOTE

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

LOCATION

Located within easy walking distance from the town centre, harbour and beaches is this first floor, one bedroom apartment, having sea glimpses from the front of the property. The property would be ideal for somebody wanting a first buy or an investment property. Access to Great Western and Tolcarne Beach is literally across the road from the apartment as are the fashionable bars and restaurants. The town of Newquay also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town. **EARLY VIEWING IS HIGHLY RECOMMENDED.**

ACCOMMODATION IN DETAIL

Communal entrance door with intercom entry. Outside courtesy light. Stairs rising to first floor landing. Personal door to number 3





ENTRANCE HALLWAY

Timber flooring. Cloaks cupboard. Radiator. Doors gaining access to subsequent accommodation.

OPEN PLAN LOUNGE / KITCHEN / DINER

16'6" x 13'3" (5.05m x 4.06m)

Timber flooring throughout. Televis

LOUNGE AREA

Two double glazed sash windows to the front. Television aerial point. Telephone point. Radiator with individual thermostat control.

KITCHEN AREA

Range of high gloss base units, drawer and wall units with inset four ring gas hob with stainless steel cooker hood over and electric oven under. Work surfaces. One and half bowl stainless steel sink and drainer with mixer tap over. Space and point for dishwasher. Space and point for fridge freezer. Cupboard housing Baxi gas central heating boiler.

BEDROOM

12'5" m x 7'6" (3.80 m x 2.31m)

Measured to the face of the two built in mirror fronted wardrobes with one having hanging rail and the other having shelves. Radiator with individual thermostat control. Double glazed window to the rear. Two wall light points. Television aerial point.

BATHROOM

The bathroom is quite unique as it is over two levels. On the first level there is a cupboard which has plumbing and space for automatic washing machine. Next to the cupboard is a spacious walk in tiled shower enclosure with glazed sliding door with a mains fed shower. On the second level there is a low level WC with top flush with a tiled panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. There is a matching slate style tiling on the floor and surrounding the bath area. Inset ceiling light. Extractor. Heated towel rail. Ladder style radiator.

OUTSIDE

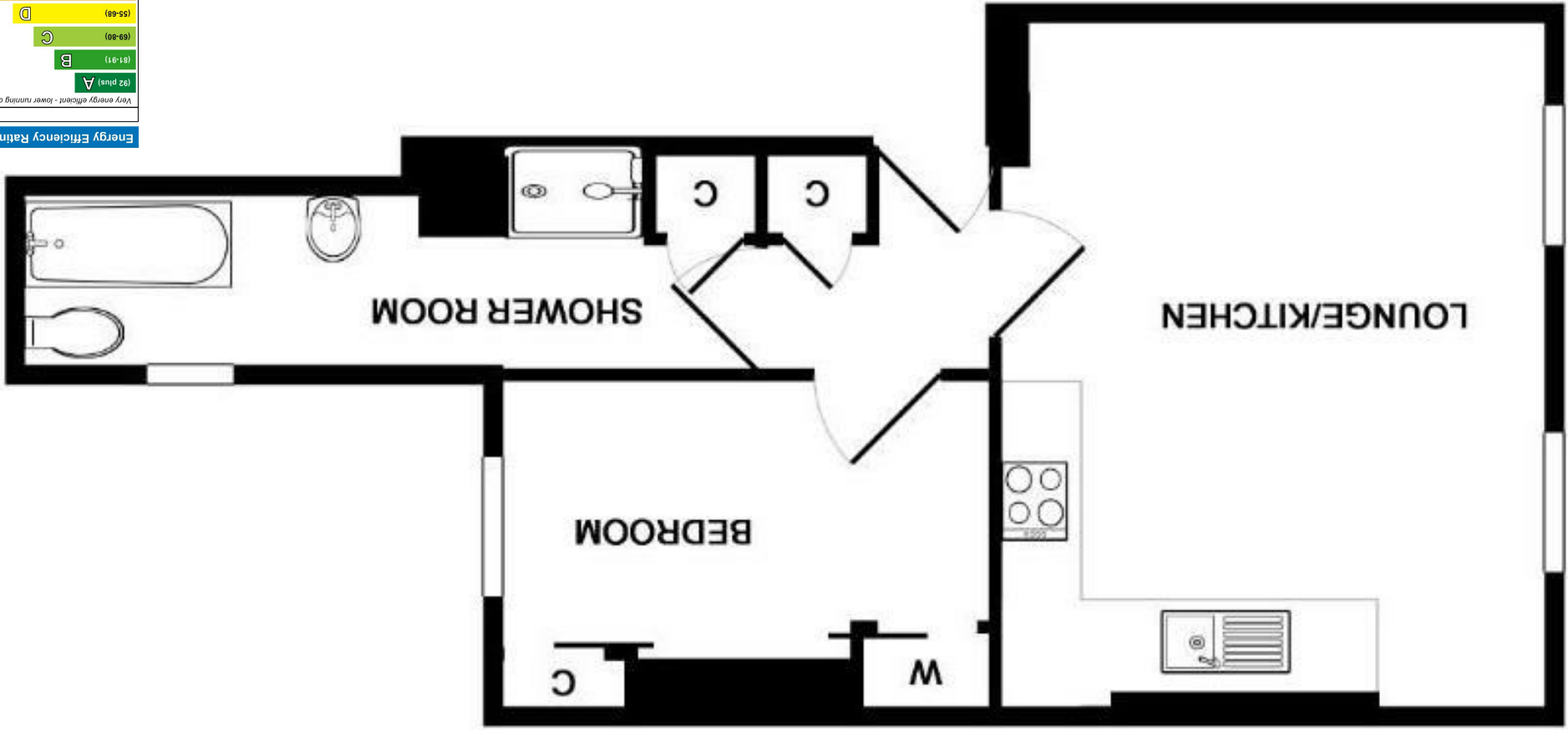
There is parking for one vehicle at the side of the property. Communal store and bin/recycling store.

SERVICES

The following services can be found at the property: Mains gas, mains electric, water and drainage, however we have not verified any of the connections.

COUNCIL TAX BAND A





Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
 England & Wales

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