26, North Way, Newquay, TR8 4LA

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Agencies

A versatile semi detached property currently configured into 3 Self contained Flats with spacious garden to the rear and parking for numerous vehicles to the front. Located in the village of Quintrell Downs, close to amenities. Good Income Potential. Early viewing is highly recommended.

£475,000 Freehold

Key Features

- Freehold Block of Three Self Contained Flats
- Located in Quintrell Downs
- Close to Amenities
- Good Income Potential
- Garden to the Rear
- LPG Gas Central Heating
- Parking for Numerous Vehicles
- Call to View

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

The Situation
The property can be found on the left hand side as you enter the village of Quintrell Downs from the Newquay, Henver Road direction. The village benefits from amenities which include a post office, convenience store, public houses and restaurants. Newquay is approximately three miles distance and offers a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town 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.

The Property
A substantial property comprising of three self contained apartments, one to the ground floor and one to the first floor. There is a further large three bedroom garden apartment Good income potential.

Flat One first Floor (Front) EPC E
Stained wooden effect UPVC double glazed front entrance door leading to
PORCH
UPVC double glazed windows to three sides. Door leading to

Hallway
Double glazed window to the side. Box housing electric trip switches and meter. Turning staircase ascending to first floor landing with wooden hand rail.

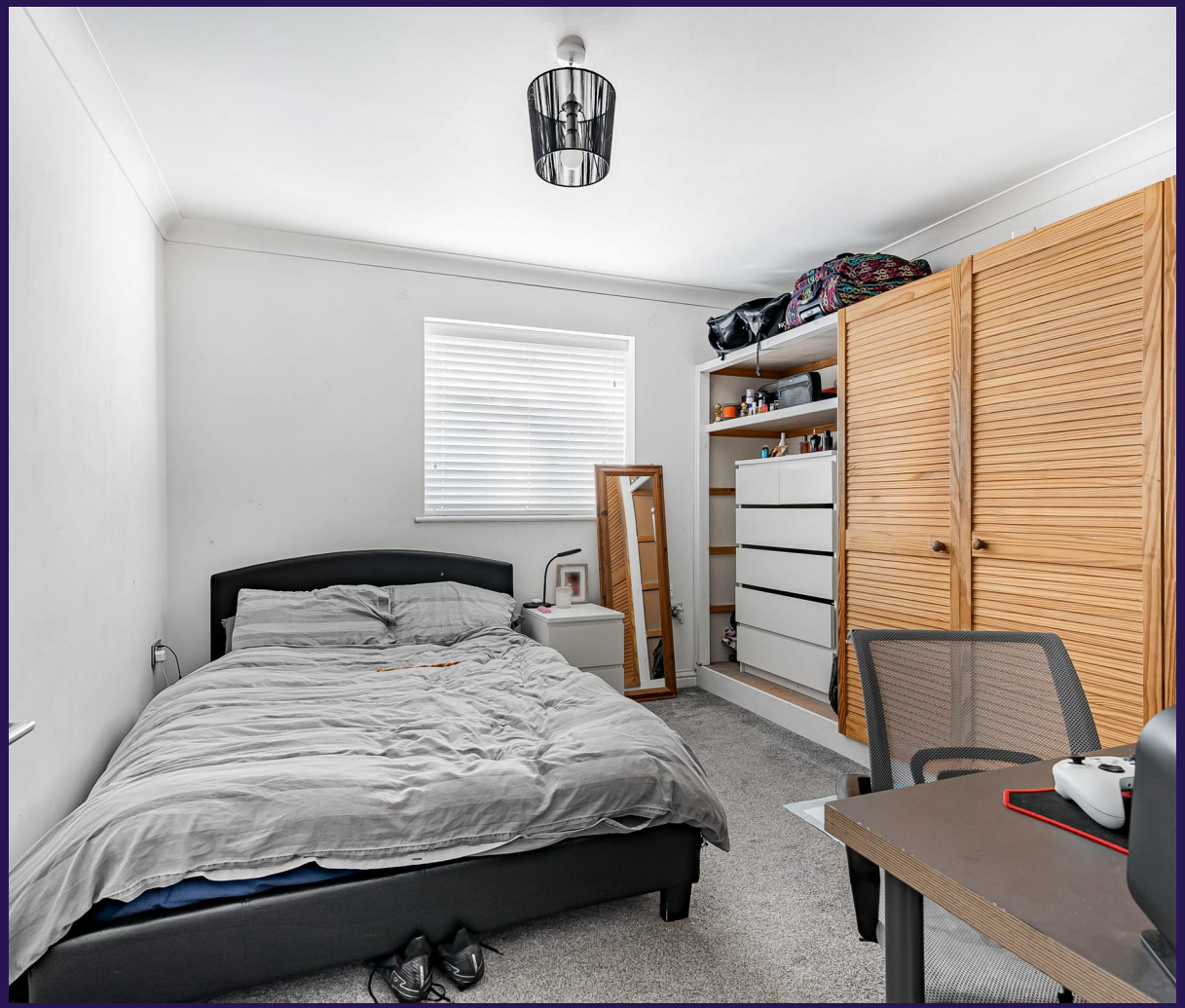
Half Landing
Stained timber double glazed window to the side aspect.
Landing
Spiral staircase leading to the main bedroom in the attic with metal handrails.

Kitchen
UPVC double glazed window to the front aspect with beautiful rural views over to Newquay. A modern kitchen with a range of base, wall and drawer units with stainless steel sink, drainer and mixer tap over. Integrated electric oven with four ring electric hob and extractor over. Space for undercounter fridge.

Lounge
Double glazed window to the front aspect with rural views and distant views of Newquay town and a sea glimpse. Wall mounted electric panel heaters.

Bedroom One
Large stained timber glazed window to the rear aspect with distant countryside views. Wall mounted electric panel heater. Built in wardrobe.

Bathroom
A modern re-fitted white suite comprising of wash hand basin with chrome style mixer tap set on vanity style unit with storage under. Low level close coupled WC. P shaped bath with side panel tiled to ends with curved glass shower screen. Mixer taps and electric shower over. Tiled splash back with decorative border at dado height. Wall mounted chrome style electric towel radiator. Mirrored cabinet. Extractor. Stained timber and obscure double glazed window to the rear aspect.



Top Floor (Attic Room)
Spiral staircase. Double glazed velux style window to the rear aspect providing beautiful rural views over fields and the playground. Electric panel heater. Under eaves storage.

Flat 2 Ground Floor (Side)
Double glazed door leading to

Kitchen area
Wall unit. Base units incorporating drawers with laminate roll edge work surface over. Tiled splash back. Inset white sink and drainer with mixer tap over. Additional shelving. Space for washing machine. Space for fridge. Space for free standing electric cooker. Tiled flooring opening into

Lounge
Wall mounted electric panel heater. Shelving. Built in cupboard with shelving within. Door to bedroom and door into inner hallway.

Hallway
Box housing electric trip switches and key meter. Under stairs storage cupboard. Sliding door through to shower room.

Shower Room
White suite comprising of a shower cubicle with glass door tiled within with electric shower over. Wall mounted wash hand basin with tiled splash back. Low level close coupled WC. Wall mounted electric heater. Stained timber and obscured glazed window to the side aspect.

Bedroom
Double glazed bay window to the front aspect providing distant views and a sea glimpse. Ceiling light point. Smoke alarm. wall mounted electric panel heater.

Flat Three (To The Rear of the Building)
Double glazed door leading to

Lounge/Kitchen/Diner
Double glazed patio doors leading to rear garden. Double glazed window to the side. A modern high gloss white kitchen with a range of base and wall handless units. Stainless steel sink and drainer with mixer tap. Tiled splash back. Speckled peninsula work surface with integrated four ring electric hob. Integrated double oven. Integrated fridge/freezer. Wooden effect flooring. Ceiling mounted light fitting.

Bathroom
A modern bathroom with tiling to walls and floor. Ladder style radiator. L shaped bath with centred mixer tap. Shower screen. Mains fed shower unit. Wall mounted WC with wall flush. Built in wall storage. Wall mounted wash hand basin with mixer tap. Extractor fan. Ceiling mounted light fitting.

Bedroom One
UPVC double glazed window to the side aspect. Radiator. Wooden louvre door built in wardrobes. Ceiling mounted light fitting.

Bedroom Two
UPVC double glazed window to the side aspect. Radiator. Ceiling light point. Built in wardrobes with wooden louvre doors with shelving and clothes hanging rails within.

Bedroom Three
UPVC double glazed window to the side aspect. Radiator. Built in cupboard.

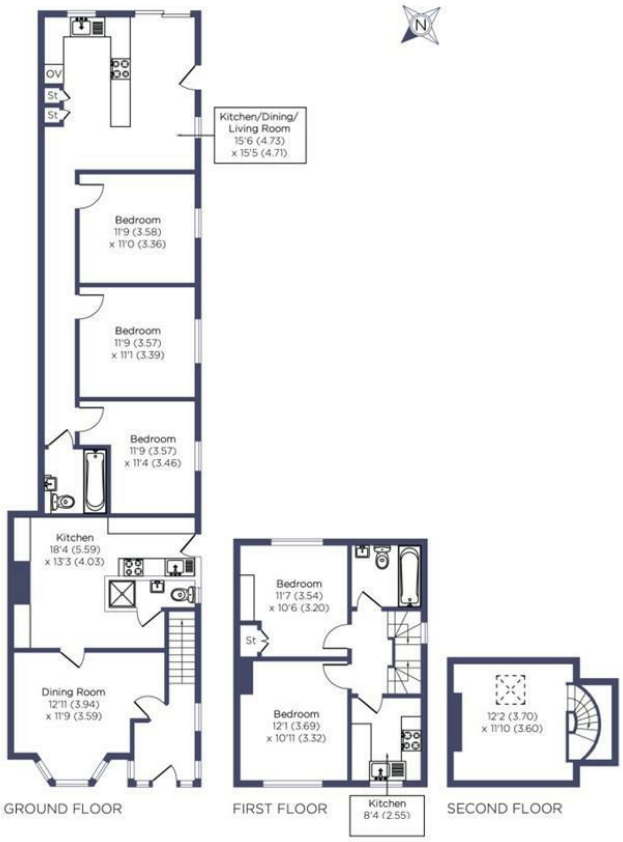
Outside to the Rear of the Property
There is an enclosed garden which is mainly laid to lawn with slab patio and slab footpath leading to the rear of the garden and access via a timber gate through to the playground and fields beyond. Raised planted borders with small shrubs and plants. Pond with water feature. Outside light. Outside tap and outside power point. A Timber garden shed and timber storage enclosure. The garden is bordered by timber fencing with storage area for LPG gas bottles.

Outside to the Front of the Property
There is a large gravel driveway with parking for approximately four cars which continues down the side of the property with parking for approximately three cars. Low block pebble dash wall to one side and timber fencing to the other. Cornish stone wall. Shrub and plant borders. Step up to main front porch.

TO THE SIDE OF THE PROPERTY
Outside light. Outside power point. Timber fencing. Access to Flat Two and Flat Three.

Services
SERVICES
The following services can be found at the property: Mains electric, mains water, mains drainage and LPG gas, however, we cannot verify their connections

Flat 1, 26 North Way, Quintrell Downs, Newquay, TR8 4LA
Total Area = 1822 sq ft - 169.2 sq m



PINK PLAN

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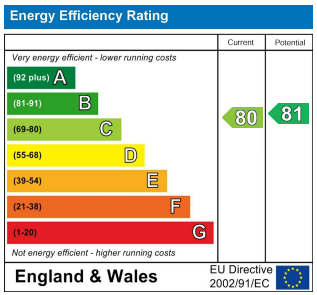

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