



4 Ocean Heights, Ulalia Road, Newquay, TR7 2FQ

david ball
Agencies

Presented to a high standard this beautifully designed three bedroom terraced townhouse is finished to an extremely high specification. It includes engineered oak flooring with carpets in the bedrooms, ceramic tiled flooring in the bathrooms and oak doors throughout. Located in the enviable position close to the beaches and town centre this immaculately presented property boasts a beautiful landscaped garden and off street parking. Viewing Highly Recommended.

Asking Price £385,000 Freehold

Key Features

- Ideal investment property
- Re-rendered/painted externally 2024
- Driveway
- Three double bedrooms
- EPC-B
- Solar pv roof panels
- Enclosed landscaped rear garden
- Open plan lounge/dining room
- Town and beach location
- Viewing highly recommended

ENTRANCE HALLWAY

Composite front door leading to subsequent accommodation. Vertical panel radiator. Stairs to first floor landing with spacious shelved storage cupboard.

CLOAKROOM

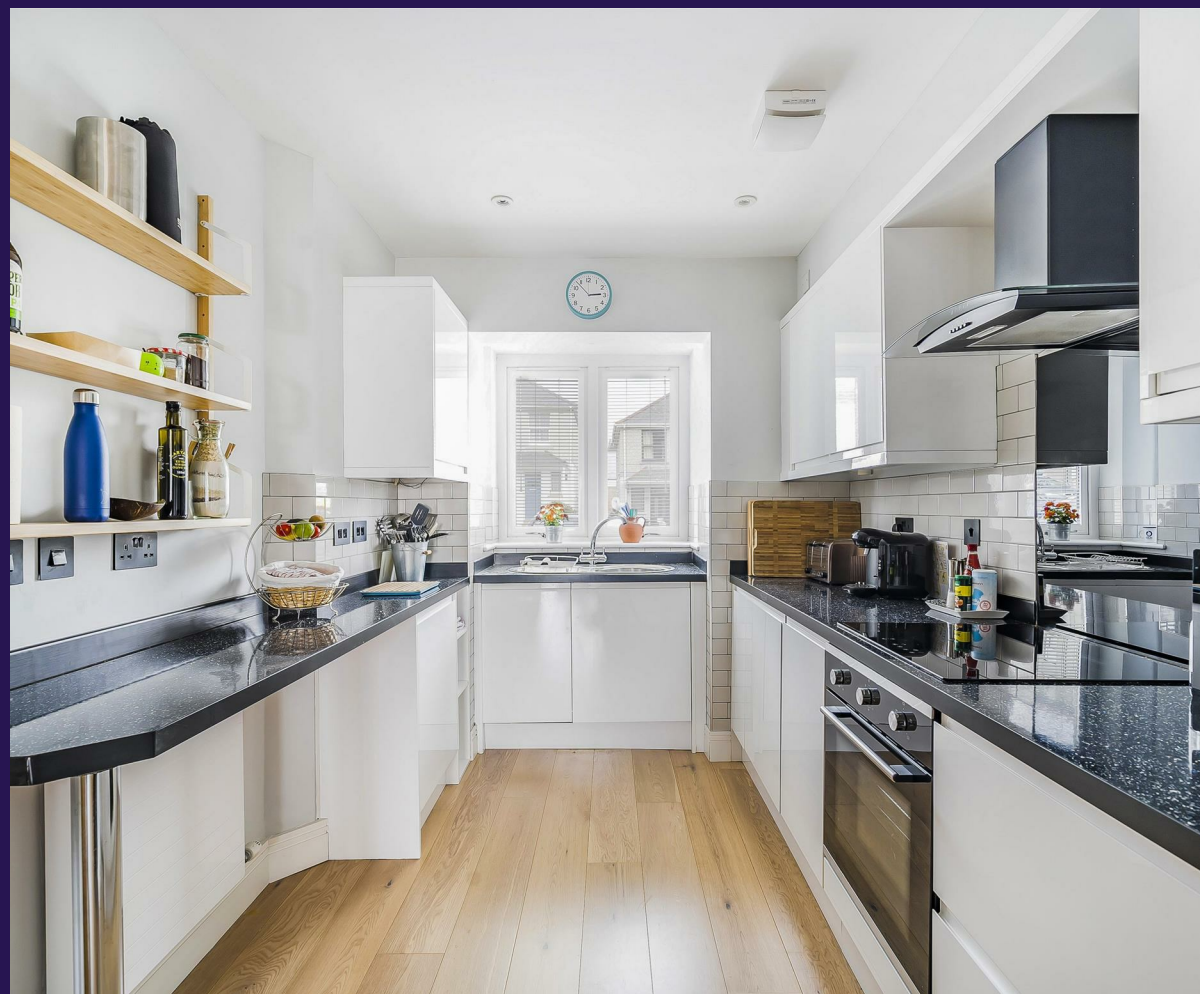
W/C with hand basin with fitted vanity unit underneath. Fitted shelving in recess.

KITCHEN

Double glazed window to the front aspect. Modern high gloss fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Integrated fridge freezer, dishwasher and washing machine. Electric oven with four ring electric hob and a stainless steel extractor hood over. Stainless steel sink with mixer tap. Breakfast bar. Part tiled walls.

LOUNGE / DINER

Double glazed sliding doors leading out onto the patio. Under stairs storage cupboard. Storage cupboard housing solar/electrical services. Radiator.





BEDROOM TWO

Double glazed window to the front aspect. Single built in wardrobe. Storage cupboard housing the boiler. Built-in window seat with sea glimpses. Radiator.

BEDROOM THREE

Double glazed window to the rear, west-facing aspect. Radiator.

BATHROOM

Corner bath with mixer tap and shower unit. Wash hand basin set within a vanity style unit with mixer tap. Back to wall WC with dual flush. Heated towel rail. Extractor fan. Part tiled walls. Fully tiled flooring.

MASTER BEDROOM

Double glazed window to the front aspect. Double built in wardrobe. Built in window seat with partial sea view. Loft hatch with fitted ladder to part boarded attic space.

EN-SUITE

Velux window . Built in double shower unit with electric overhead shower with glass screen. Wash hand basin set within a vanity style unit with mixer tap. Back to wall WC with dual flush. Heated towel rail. Extractor. Part tiled walls. Tiled flooring. Cupboard door to eaves storage.

EXTERIOR

To the front of the property, there is parking for one vehicle. To the rear of the property is a west-facing garden with a patio leading to a built in shed and barbecue area. The garden is surrounded by a timber fence to north and a rendered block wall to the south. There is a timber gate to the rear allowing access to the back lane.

SERVICES

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

COUNCIL TAX BAND C



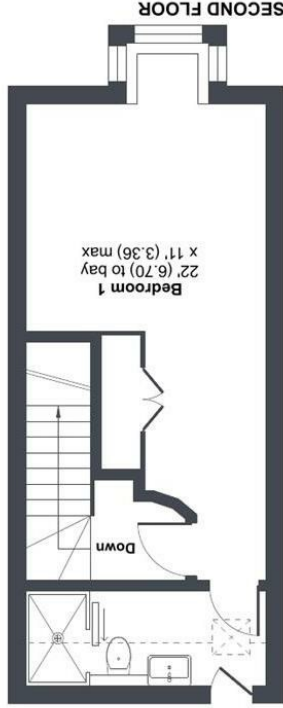
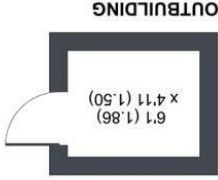


Energy Efficiency Rating		
Current	Potential	
86	87	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A (82 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

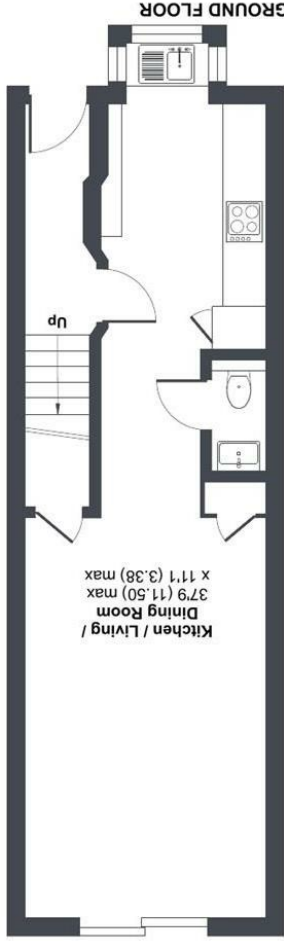
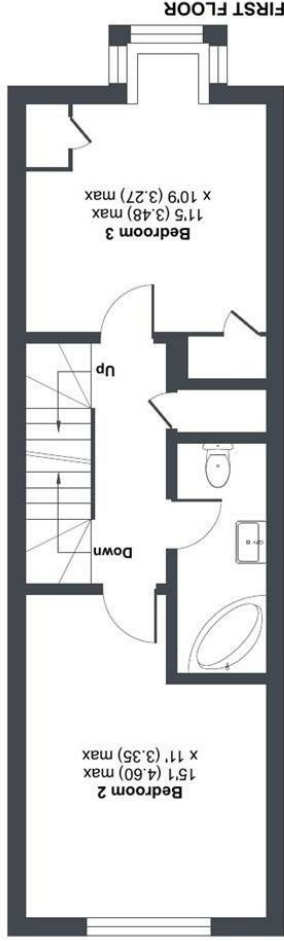
Ocean Heights, Ullialia Road, Newquay, TR7

Approximate Area = 1130 sq ft / 104.9 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Outbuilding = 30 sq ft / 2.7 sq m
Total = 1192 sq ft / 110.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
Produced for David Ball Agencies. REF: 1144395



1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.