

4, Fairview Terrace, Newquay, TR7 1RJ

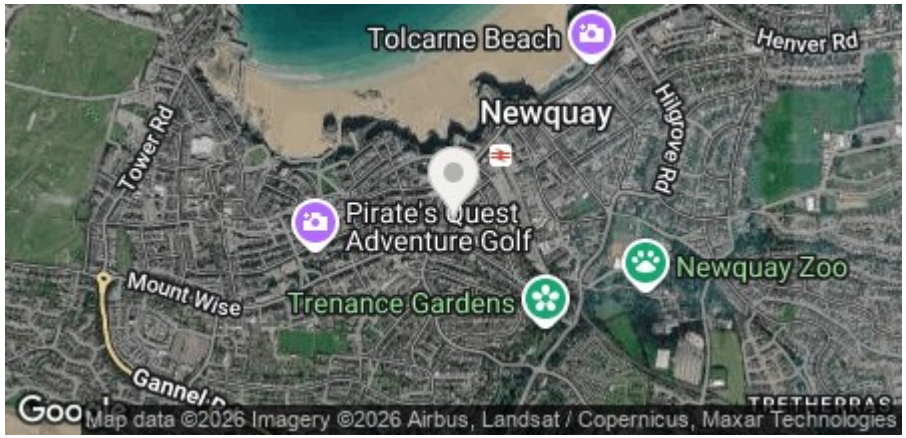
david ball
Agencies

David Ball Agencies are delighted to offer for sale this former guesthouse currently operating as a very successful HMO for university students. Located in a prime location in Newquay town close to the railway station, beaches and town centre. Early viewing is highly recommended.

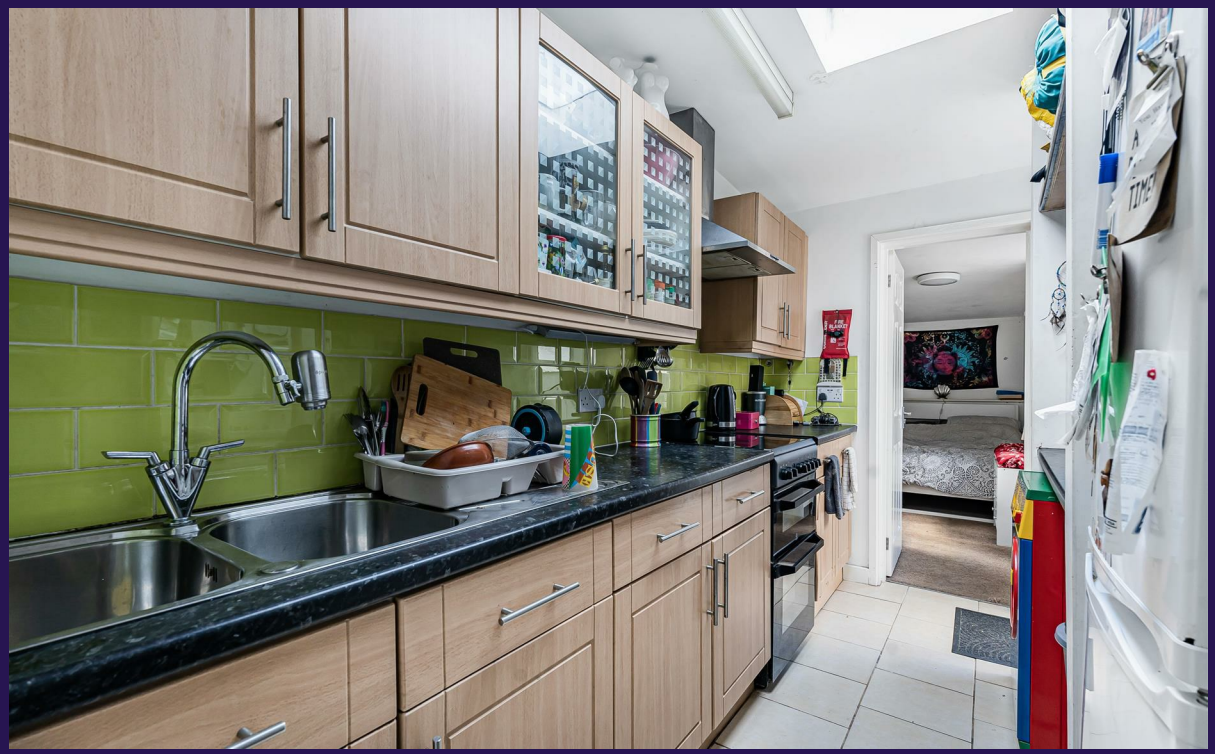
Offers In Excess Of £495,000 Freehold

Key Features

- Nine Bedroom Letting Property with Owners 1Bed Apartment
- Located in the Heart of Newquay
- All Rooms with En-Suite Facilities
- Licenced HMO
- Great Income Potential
- Close to Train Station
- Property Being Offered Fully Furnished







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

The Situation
Fairview Terrace is a centrally located residential street in Newquay, Cornwall situated within a short walking distance of the town centre and in close proximity to Newquay Railway Station and Great Western Beach.

The Property
A double fronted substantial property currently operating as a successful HMO for university students in the heart of Newquay. There is also a one bedroom owners accommodation providing scope for further income.

Kandi Lodge
Double fronted property with double glazed bay windows. Outside space to the front for bin store. Double glazed door providing access to entrance hall.

Inner Hallway
Wooden effect flooring. Radiator. High level cupboard housing electric meters. Fire alarm. Fire extinguisher. Doors leading to subsequent accommodation.

Communal Kitchen/Seating Area
Double glazed bay windows to the front elevation. Three stand alone fridge freezers. Two dining tables and chairs. Two bench seats. A range of kitchen units with base, wall and drawers with roll top work surfaces. Stainless steel double sink with drainer and mixer tap over. Freestanding electric cooker. Two sofas. Shelving. laminate flooring. Range of power points. Fluorescent strip lighting. Ceiling mounted smoke detectors. Built in storage cupboard housing back boiler Baxi Bermuda. Radiator. Fire extinguishers. Door leading to owners accommodation.

Rear Flat (Owners Accommodation)
Accessed via the rear service lane, having two parking spaces. Wooden gate leading to courtyard. Two large wooden storage sheds to the rear. Double glazed door leading to kitchen area and bedroom.

Bedroom
Double glazed window to the side. 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 hob and extractor hood over. Tiled splash back. Sky light. Stainless steel double sink and drainer with mixer tap over. Door to

Storage Area/Hall
Double fire doors leading to the communal kitchen. Ceiling mounted light fitting. Range of shelving. High level fuse box. Wooden effect flooring. Leading to

Lounge
Ceiling mounted spot lighting. Double glazed obscure window to the rear. Radiator. Door to

Bathroom
Single glazed obscure window to the side. Low level WC with top flush. Shower cubicle with electric shower, hose and head. Wash hand basin with mixer tap. step down to storage area with shelving.

Ground Floor Storage
Formally a WC but now used for storage but could easily be reverted. Lighting.









Room Two (Ground Floor)
Double glazed bay window to the front aspect. Radiator. Ceiling mounted light fitting. Wooden flooring. Power points. Shelving. Door to
En-suite.
Low level WC with top flush. Pedestal wash hand basin with hot and cold taps. Shower cubicle with electric shower hose and head. Non slip flooring. Mirror.

Stairs Rising to First Floor

WC
Obscure double glazed window to the side aspect. Low level WC with top flush. Ceiling light fitting.

Shower Room
Obscure double glazed window to the side. Shower with hose and head. Ceiling mounted lighting.

Boiler Cupboard

Room Three
Double glazed window to the rear. Radiator. Ceiling mounted light fitting. Alcove with storage. Wooden effect flooring. Door to
En-Suite
Vanity style sink unit with hot and cold mixer tap. Shower cubicle with mains fed shower, hose and head.

Room Four
Double glazed window to the rear. Pedestal sink with hot and cold mixer tap. Ceiling mounted light fitting. Radiator. Wooden effect flooring. Mirror. Door to
En-Suite
Low level WC with top flush. Shower cubicle with hose and head. Extractor fan.







Room Five
Double glazed bay window to the front. Radiator. Wooden effect flooring. Ceiling mounted light fitting. Range of power points. Wall mounted coat hooks. Door to
En-Suite
Shower cubicle with shower hose and head. Low level WC with top flush. Extractor. Ceiling mounted light fitting.

Room Six (Storage)
Currently used for storage. Double glazed window to the front. Vanity sink unit with hot and cold taps. Non-Slip flooring. Shelving. Ceiling mounted light fitting. Radiator.

Room Seven
Double glazed window to the front aspect. Radiator. Wooden effect flooring. Ceiling mounted light fitting. Wall mounted coat hooks. Shelving. Mirror. Power points.
Door to En-Suite
Low level WC with top flush. Pedestal wash hand basin with hot and cold taps with mirror over. Shower cubicle with electric shower, hose and head.

Stairs Rising to Second Floor

Landing
Storage cupboard with shelving. Further storage cupboard. Electric fuse box. Sky light. Fire Extinguishers.

Room Eight
Double glazed window to the side. Double glazed window to the rear. Electric wall mounted heater. Shelving. Wooden effect flooring. Range of power points. Door to
En-Suite
Low level WC with top flush. Wall mounted sink with hot and cold taps and mirror over. Shower cubicle with hose and head.

Room Nine
Double glazed window to the front. Ceiling mounted light fitting. Shelving. Electric wall mounted heater. Mirror. Wooden effect flooring. Power points. Door to
En-Suite
Corner shower cubicle with shower, hose and head. Velux window. Pedestal wash hand basin with hot and cold taps. Low level WC with top flush. Non slip flooring.

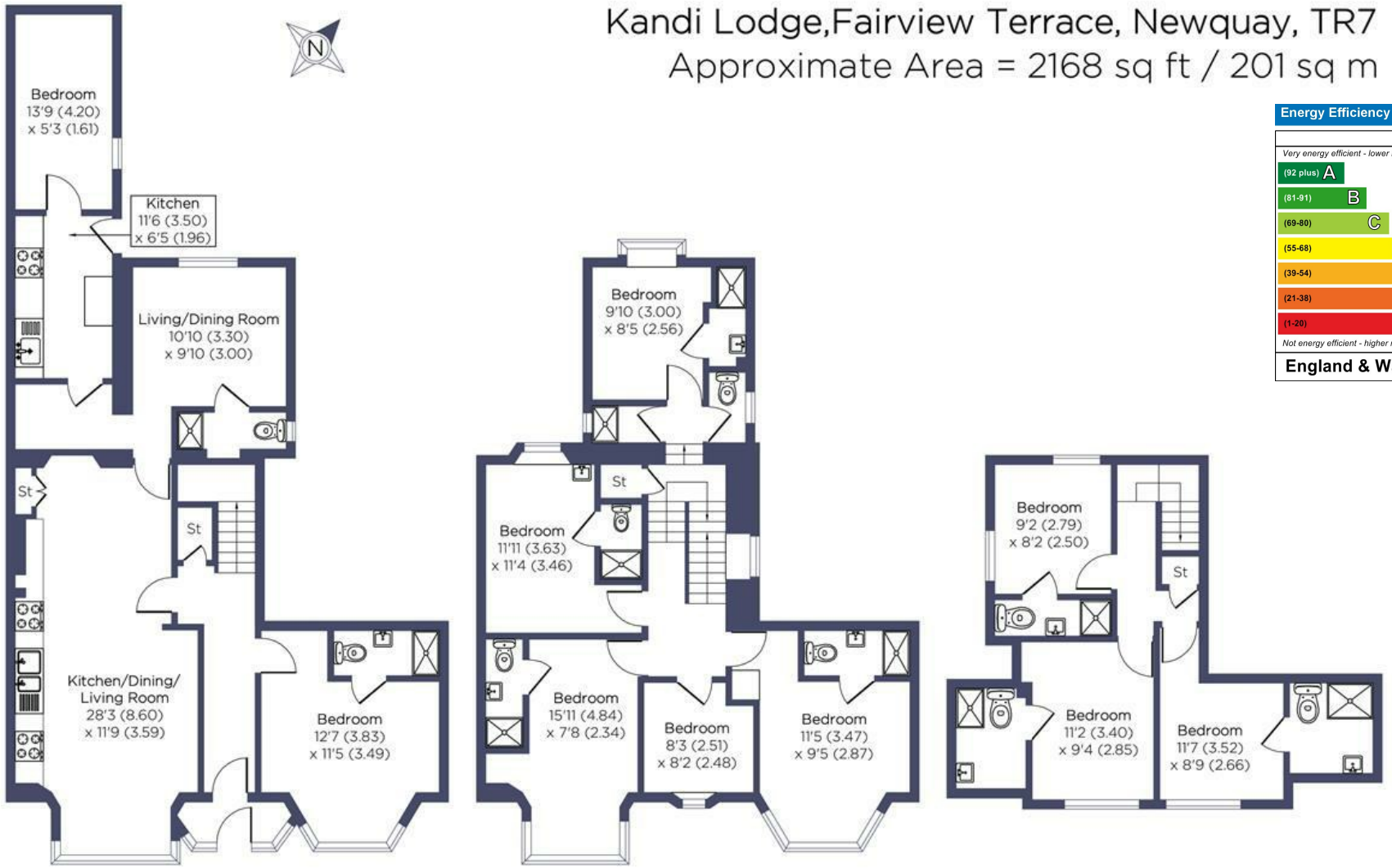
Room Ten
Double glazed window to the front. Ceiling mounted light fitting. Wooden effect flooring. Electric wall mounted heater. Range of power points. Door to
En-Suite
Velux window. Shower cubicle with shower hose and head. Low level WC with top flush. Shelving over. Non-slip flooring.

Outside to the Rear of the Property
Access lane to the rear of the property provides access to parking for two vehicles plus access to owners accommodation.

Agents Note
Currently licenced for 8 HMO letting rooms. There 9 rooms in total plus one bedroom owners flat. This property could easily be reverted back to a 9 bedroom guest house.
This property is being offered fully furnished and is a turnkey business.

Kandi Lodge,Fairview Terrace, Newquay, TR7

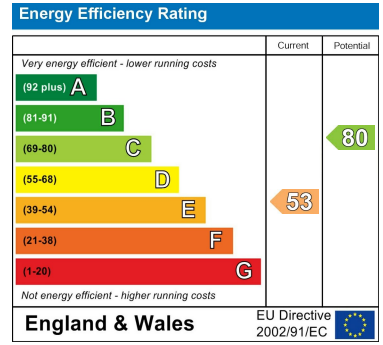
Approximate Area = 2168 sq ft / 201 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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