



Chingford, Herver Road, Newquay, TR7 3BN

£575,000 Freehold

David Ball Agencies is delighted to offer this spacious property for sale successfully converted many years ago to form 6 letting units. Currently fully occupied, the property includes forecourt and rear parking. This investment provides a solid rental income, making it an excellent opportunity for buyers. Early viewing is highly recommended.

Agents Note

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

The Situation

Henver Road is one of the two main access roads into Newquay and is within striking distance of the beaches of Porth and Lusty Glaze and the secondary shopping area of Chester Road. There is a bus service to and from the town centre.

The Property

Comprises a substantial semi-detached house converted into 6 letting units and has a rear letting chalet. The property is predominately double glazed and has gas central heating with parking to the front whilst to the rear is parking and a drying area. The property has recently had a new roof and upgrade for fire regulations and has an HMO licence.

Agents Note

All the units are let on Assured Shorthold Tenancy agreements and the rent includes water, electricity and central heating. The tenants pay their own council tax.

Entrance Hall

Staircase ascending to the first floor. Door to Flat 5. Door to

Flat Six

This flat has been completely refurbished throughout

Kitchen/Diner 10'5" x 8'8" max (3.18m x 2.65m max)

Modern fitted kitchen with a range of base, wall and drawer units with gas cooker tiled splash back. Inset ceiling spot lights. Recess with cupboard over. Further recess. Under stairs storage cupboard. Power points. Door to rear hall. Window to the lounge/bedroom. Window to kitchen. Door to outside decked seating area and the rear.

Lounge/Bedroom 9'10"x 9'2" max (3.00m x 2.80m max)

Double glazed window. Central heating radiator. Inset ceiling spot lights. Power points.

Bathroom and WC

A large glass panelled walk in shower unit, riser bar, hose and head. Central heating. Heated double towel rail. Shelved cupboard. Window to the rear.

Flat Five

Entrance Area

Open access to

Kitchen 10'2" x 5'2" (3.10m x 1.59m)

Range of roll edge laminated granite effect work surfaces with cupboards under and inset stainless steel sink unit with recess under. UPVC double glazed window to the side. Coved and artex ceiling. Fluorescent strip light. Power points.

Lounge/Bedroom

16'10" x 13'1" max (5.15m x 4.01m max)

Large UPVC sealed unit double glazed window to the front. Gas central heating radiator. Coved and artex ceiling.

Bedroom 9'7" x 8'7" max (2.94m x 2.62m max)

UPVC sealed unit double glazed window to the side. Central heating radiator. Coved and artex ceiling. Door to

Half tiled Shower Unit and wC

Tiled shower cubicle with sliding doors. Pedestal wash hand basin. Low level WC suite. UPVC sealed unit double glazed window to the rear.

Stairs Ascending to the First Floor

LANDING

SEPARATE SHOWER AND WC

HALF TILED SHOWER AND WC

Shower

THIS SHOWER IS SHARED BY FLAT THREE AND THE REAR CHALET AND THE TOILET IS SHARED BY FLAT THREE AND FLAT TWO

Tiled shower cubicle with door. Pedestal wash hand basin. Low level WC suite. UPVC sealed unit double glazed window to the rear. Tiled floor. Airing cupboard.

Flat Four

ENTRANCE HALL

Steps down to

Lounge/Kitchen

12'10" x 11'2" max (3.93m x 3.41m max)

Roll edge laminated granite effect work surface with inset stainless steel sink unit and drainer with tiled splash back over. Double wall cupboard. Recess for cooker. UPVC sealed unit double glazed window to the side. Gas central heating radiator. Open hatch and door to the bedroom. Door to separate WC.

Bedroom and Shower

12'4" x 8'3" max (3.77m x 2.54m max)

UPVC sealed unit double glazed window to the side. Central heating radiator. Shower cubicle with sliding doors. Power points.

Separate WC

Low level WC suite. UPVC sealed unit double glazed window to the side.

Flat Three

Lounge/Bedroom

12'4" x 10'3" max (3.78m x 3.13m max)

Central heating radiator. UPVC sealed unit double glazed window to the rear. Power points. Door to

Kitchen 11'10" x 6'10" max (3.61m x 2.10m max)

Recently fitted with roll edge laminated granite effect work surfaces offering a range of cupboards and drawers under with recess for cooker. Further roll edge laminated granite effect work surface with cupboard and recess for fridge under. UPVC sealed unit double glazed window to the side. Central heating radiator. Five wall cupboards. Power points.

Flat Two

Lounge/Bedroom 13'7" x 13'1" (4.15m x 4.01m)

UPVC sealed unit double glazed bay window to the front. Double panel radiator. Power points. Shaped shower cubicle with sliding doors. Door to

Kitchen 8'11" x 7'3" (2.74m x 2.21m)

Range of roll edge laminated work surfaces with inset stainless steel sink unit and drainer having tiled splash back and double

cupboard over. Recess under. Recess for cooker. Further roll edge laminated work surface. Double wall cupboard over. Range of shelving. Central heating radiator. UPVC sealed unit double glazed window to the front. Power points.

Staircase Ascending to the Second Floor

LANDING

Door to

Flat One

ENTRANCE HALL

Doors off. Access to loft space

Lounge 11'3" x 9'8" max (3.45m x 2.96m max)

Large UPVC sealed unit double glazed window to the front with distant sea views. Gas central heating radiator. Coved ceiling. Power points.

Lobby

Central heating radiator. Tiled floor. Shower and WC off. Door to

Kitchen 7'4" x 6'11" max (2.25m x 2.12m max)

Roll edge laminated work surface with inset stainless steel sink unit and drainer with tiled splash back and double cupboards over. Recess for refrigerator. Adjoining recess for cooker. Fitted shelf. Two wall cupboards. Under eaves storage access. UPVC sealed unit double glazed window to the side. Range of power points.

Bedroom 10'7" x 8'5" max (3.23m x 2.57m max)

UPVC sealed unit double glazed window to the side. Central heating radiator. Pedestal wash hand basin with tiled splash back and mirror over. Under eaves storage access. Power points.

Half Tiled Shower Room and WC

Off lobby

Recessed fully tiled shower cubicle with curtain and rail. Pedestal wash hand basin with tiled splash back. Low level WC suite. Tiled floor. Extractor.

To the Front of the Property

There is a tarmac parking area for three/four cars. Tarmac driveway to the side with access to the

Rear Parking Area

For two/three cars with tarmac drying area. Small flower bed with shrubs and bushes.

Rear Chalet

12'3" x 8'1" max (external measurements) (3.73m x 2.46m max (external measurements))

Mains water and electricity are connected to this unit.

Separate WC for the sole use of the Chalet

Low level WC suite. Glow Worm Flexicom fixed gas central heating boiler which operates the central heating system and hot water. The tenant of the rear chalet uses the shower room situated on the first floor with flat two.

Store Room 8'9" x 6'9" (2.68m x 2.08m)

Window to the rear.

Storage Unit

Double glazed storage unit to the rear of the property. Unable to measure at time of inspection.

Garage 16'8" x 8'0" max (5.1m x 2.44m max)

Open access.

Council

Cornwall County Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5D
Tel: 0300 123 4100

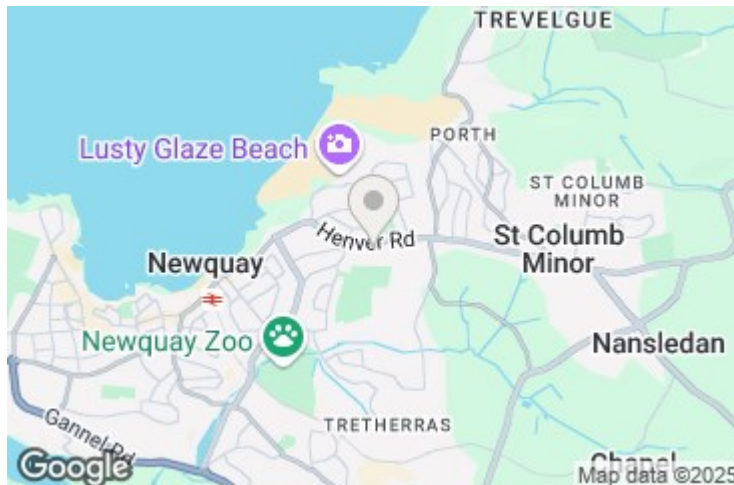
Viewings

By appointment only through the Vendor's Agent
DAVID BALL COMMERCIAL (01637 850850)


Opening Hours

Monday to Friday 9.00 am to 5.30 pm

Saturday 9.00 am to 12.00 pm





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 