



12 Ocean Heights, Edgcumbe Gardens, Newquay, TR7 2FR

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Agencies

Presented to a high standard this beautifully designed three bedroom end of terrace 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.

Guide Price £395,000 Freehold

Key Features

- Ideal Investment Property
- High Gloss Modern Fitted Kitchen
- Two Bathrooms and WC
- Enclosed Landscaped Rear Garden
- Driveway
- Open Plan Lounge/Dining Room
- Three Double Bedrooms
- Town Location
- EPC- B
- Viewing Highly Recommended

ENTRANCE HALLWAY

Composite front door leading to subsequent accommodation.

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.

DOWNSTAIRS WC

Wash hand basin set within a vanity unit. Wall mounted WC with dual flush. Radiator. Extractor fan. Tiled flooring.

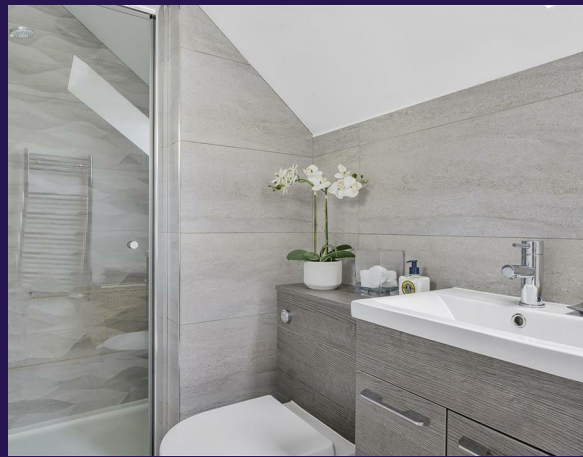
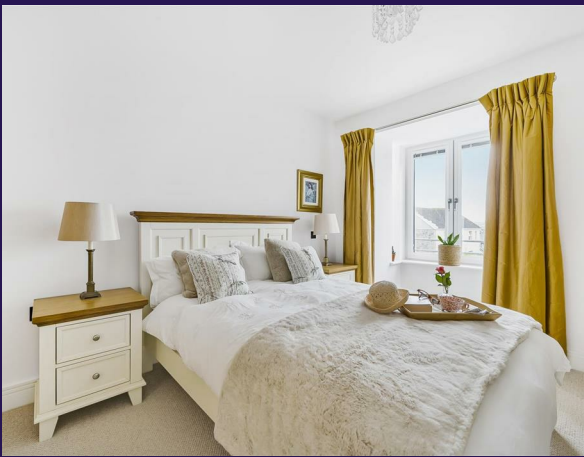
LOUNGE

Double glazed sliding doors leading out onto the patio. Under stairs storage cupboard. Storage cupboard. Radiator.

BEDROOM TWO

Double glazed window to the front aspect. Single built in wardrobe. Storage cupboard housing the boiler. Radiator.





BEDROOM THREE

Double glazed window to the rear 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. Loft hatch. Door to

EN-SUITE

Velux window . Built in double shower unit with mains 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. Access to eaves storage.

EXTERIOR

To the front of the property, there is parking for two vehicles as well as a beautifully presented front garden. To the rear of the property the garden has been landscaped into three tiers making the use of the space. To the last tier there is a built in shed. The garden is surrounded by a timber fence. There is a timber gate to the rear allowing access to the back.

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	
85	87	
England & Wales		
Very energy efficient - lower running costs		
A	(92 plus)	Not energy efficient - higher running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
EU Directive 2002/91/EC		
		

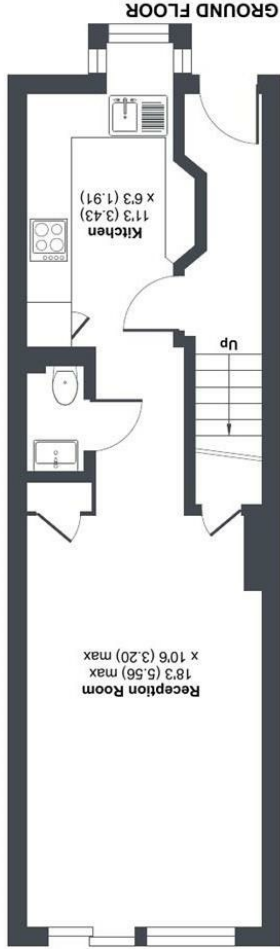
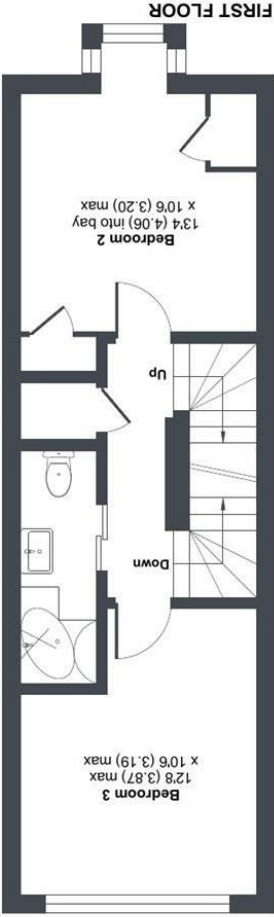
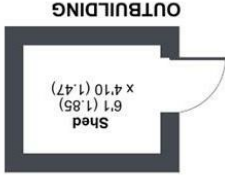
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Approximate Area = 1088 sq ft / 101 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 1140 sq ft / 105.7 sq m

For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
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: 1109253