

13a, Chester Road, Newquay, TR7 2RT

david ball
Agencies

A good sized well appointed purpose built top floor three bedroom flat close to local shops and beaches within one mile of town centre with, gas central heating and UPVC double glazing .The accommodation offers a spacious living room, a new fitted kitchen, three good sized bedrooms, and a bathroom with bath and separate shower cubicle. The property has recently been refurbished throughout and would appeal to first time buyers or investors.

Offers in Excess of £215,000

Key Features

- New fitted kitchen
- Gas central heating
- Shower cubicle
- Three double bedrooms
- Parking
- Double glazing

Kitchen/diner

12'5" x 11'5" (3.79m x 3.49m)

Recently refitted with wall and floor units, work surfaces with tiled splashbacks. Single stainless steel sink unit and integrated electric oven with 4 ring gas hob, and extractor over. Plumbing for white goods. New gas fired Combi boiler. Double glazed door with staircase leading to outside car park and double glazed window to the rear aspect. Radiator.

Lounge

22'5" 10'11" (6.84m 3.33m)

Large space with a large double glazed window to the front aspect of property. Radiator. Door to apartment entrance and landing.

Bathroom

8'1" x 8'11" (2.47m x 2.72m)

Panelled bath with mixer tap, pedestal washbasin, with low level w/c, and shower cubicle. Heated towel rail, airing cupboard incorporating radiator. Two double glazed obscured windows to the rear aspect of the property.













Bedroom One

12'11" x 10'11" (3.95m x 3.34m)

Two built-in wardrobes and separate shelf cupboard, radiator and double glazed window to front aspect.

Bedroom Two

14'8" x 9'6" (4.48m x 2.9m)

Built-in wardrobe, radiator and double glazed window to the rear aspect.

Bedroom Three

11'3" x 9'10" (3.44m x 3.00m)

Radiator and double glazed window to the rear aspect. Small cupboard.

Outside

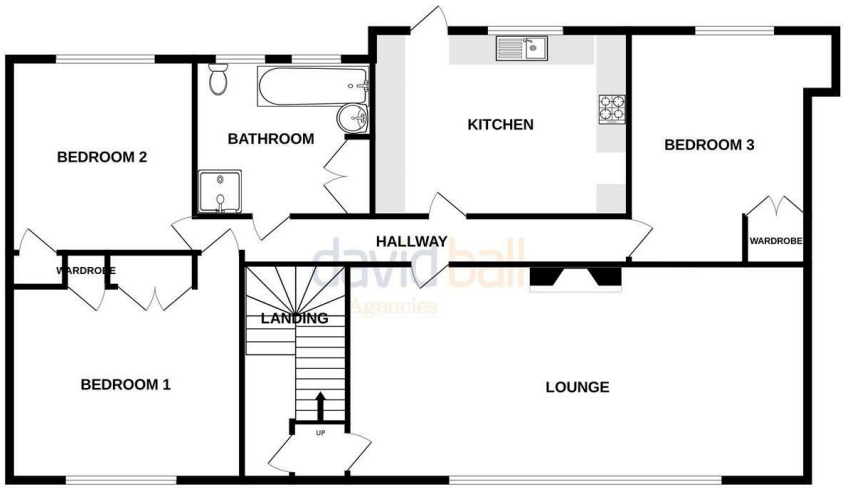
Communal rear car park with one car parking spaces. Communal bin store.

Council tax band C

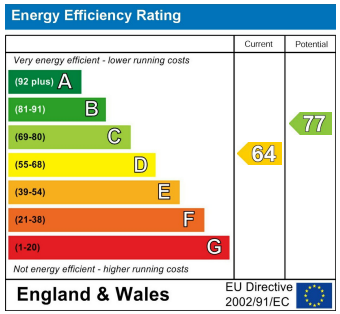
Agents note

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries. The property is subject to a contribution of £300 per annum to the annual buildings insurance in 2024.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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