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## 35 Rialton Heights, Newquay TR7 3HU

**£210,000**

A WELL-PRESENTED TWO BEDROOM MID-TERRACED HOME, PERFECT FOR FIRST-TIME BUYERS, OFFERING SPACIOUS ACCOMMODATION, A NEAT SUNNY GARDEN, AND THE ADDED BENEFIT OF NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- TWO DOUBLE BEDROOM TERRACED HOUSE
- SUNNY AND SHELTERED LANDSCAPED GARDEN
- TUCKED AWAY, PEACEFUL LOCATION
- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- CLOSE TO ST COLUMB MINOR VILLAGE
- WALKING DISTANCE TO PORTH BEACH
- SPACIOUS, WELL PROPORTIONED ACCOMMODATION

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#### DESCRIPTION:

Nestled on the edge of Newquay in the ever-popular village of St Columb Minor, 35 Rialton Heights is a delightful home occupying a peaceful position. Renowned for its welcoming community atmosphere, St Columb Minor provides an excellent range of local amenities while remaining conveniently close to Newquay's stunning beaches, bustling town centre, and transport connections. This desirable location makes the property perfectly suited for both full-time residence and investment alike.

You are welcomed into this home via a stylish modern shaker-style kitchen fitted with a good range of base and wall units, attractive tiled flooring, and space for a fridge freezer. The lounge/diner is also positioned at the front of the property, offering ample room for both living and dining furniture, while patio doors open onto a secluded sunny decked seating area, perfect for relaxing or entertaining.

Also on the ground floor is a highly practical utility/storage area with plumbing for a washing machine, space for a tumble dryer, and additional room for coats and shoe storage. An inner hallway provides access to the first floor and a rear access door.

Upstairs, the property offers two generous double bedrooms along with a fully fitted family bathroom comprising a bath with shower over, wash hand basin, heated towel rail, and a separate WC for added convenience. There are also two useful storage cupboards on the first floor, one housing the hot water tank, while the loft is partly boarded providing additional storage potential.

Externally, the gardens are positioned predominantly to the front of the property, benefitting from a sunny aspect and thoughtfully arranged over tiers with a lawned area, garden shed, and a sheltered decked terrace directly accessed from the lounge.

Further benefits include uPVC double glazing, a modern Rointe programmable electric heating system, contemporary décor and floor coverings throughout, and the significant advantage of NO ONWARD CHAIN.

This superb home would make an ideal first-time purchase, investment, or low-maintenance family home in a convenient and popular location.

Kitchen  
3.61m x 2.34m (11'10 x 7'8)

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Lounge Diner  
5.00m x 3.68m (16'5 x 12'1)

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Utility  
3.05m x 1.75m (10'0 x 5'9)

.

Bedroom 1  
3.78m x 3.43m (12'5 x 11'3)

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Bedroom 2  
3.56m x 3.51m (11'8 x 11'6)

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Bathroom  
1.80m x 1.75m (5'11 x 5'9)

.

WC  
1.57m x 0.79m (5'2 x 2'7)

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#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>54</b>	<b>84</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.