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143 Polwhele Road, Newquay TR7 2SZ

£215,000

A VERY WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACE HOUSE WITH ON STREET PARKING AND A WELL ESTABLISHED GARDEN IN A VERY POPULAR AND CONVENIENT RESIDENTIAL LOCATION. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- POTENTIAL TO EXTEND ON THE SIDE SUBJECT TO NECESSARY PLANNING AND BUILDING REGULATIONS
- ALL MAINS SERVICES
- POPULAR RESIDENTIAL LOCATION

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

This property is located in the very popular Treloggan area of Newquay always favoured with families and buy to let investors. Polwhele Road forms part of a very convenient and residential area close to Morrisons and Lidl supermarkets with easy access to Newquay's amenities and attractions including its many beaches. It also offers very easy access in and out of Newquay only a couple of minutes from the A392.

Polwhele Road has always been a very popular location with families given its close proximity to amenities and schools. This property benefits from being tucked away location away from the main road in a cul de sac location.

This two double bedroom terraced property is in great condition throughout. There is Upvc double glazing and gas central heating.

The accommodation is approached via an entrance porch into a lounge with stairs to the first floor. This is a superb family room with a large window to the front and a useful under stairs area which could be utilised as storage or possibly a 'work from home' space.

The kitchen at the rear is bright and spacious with a generous range of grey matte units with space for a washing machine, fridge freezer and an integrated eye level oven. From the kitchen there's a door to the rear garden. Within this room is ample space for a family sized dining table.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. Both are a good size with built in storage.

The bathroom is fully tiled with a bath and shower over. Also on the first floor, there's a useful storage cupboard housing the combination boiler

This property is in good condition throughout but would benefit from new floor coverings on the first floor. (Our client was previously renting this property for £950 pcm January 2024.)

The garden at the rear is low maintenance and private with a lawned area and a patio. To the side, we believe there is potential to build a one or two storey extension subject to the necessary building and planning regulations. Parking is available 'on street'.

In summary, this is a great opportunity for a first time buyer to get their foot on the property ladder or for an investor to purchase a lucrative investment property.

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Lounge
5.92m x 3.58m (19'5 x 11'9)

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Kitchen
3.81m x 3.58m (12'6 x 11'9)

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Bedroom 1
3.66m x 3.58m (12'0 x 11'9)

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Bedroom 2
3.58m x 3.53m (11'9 x 11'7)

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Bathroom
2.18m x 1.60m (7'2 x 5'3)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) 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	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) 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	

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