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## 4 Marcus Hill, Newquay TR7 1QY

**£240,000**

AN INCREDIBLY SPACIOUS FIRST FLOOR TWO BEDROOM FLAT WITH A NEAT WESTERLY FACING COURTYARD GARDEN AT THE FRONT AND AN ALLOCATED, OFF-ROAD PARKING SPACE. THIS PROPERTY WOULD SUIT A FIRST TIME BUYER OR THOSE LOOKING FOR A BOLT HOLE CLOSE TO THE TOWN CENTRE AND BEACHES.

PROPERTY TYPE: Maisonette

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- INCREDIBLY SPACIOUS FIRST FLOOR TWO BEDROOM FLAT
- PLENTY OF CHARACTER AND CHARM
- COURTYARD GARDEN AT THE FRONT
- CONVENIENT LOCATION JUST A FEW STEPS TO THE TOWN CENTRE AND MANY BEACHES
- LOFT CONVERSION POTENTIAL
- OFF ROAD ALLOCATED PARKING SPACE

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#### DESCRIPTION:

Welcome to the First-Floor Flat at 4 Marcus Hill.

Ideally positioned in the heart of Newquay, Marcus Hill enjoys a prime central location just moments from the vibrant town centre and the golden sands of Towan Beach. A superb range of amenities is right on your doorstep, from independent boutiques to well-known high-street retailers, alongside an excellent selection of dining options — including cosy gastro pubs, stylish bistros, relaxed cafés, and elegant restaurants and bars. Whether you enjoy shopping, dining, or socialising, everything you need is within easy reach.

A bright and welcoming communal hallway, featuring a gorgeous original tiled flooring and shared with just one other flat, leads into a private entrance hallway with stairs rising to the first-floor flat.

The property offers two bedrooms: a generously sized double and a well-proportioned single. Both rooms are well presented with plenty of natural light. The spacious, light-filled lounge provides ample room for both relaxing and entertaining, enhanced by a box bay window with a westerly aspect, offering direct views over the church opposite.

To the rear, the kitchen benefits from a window overlooking the back and offers sufficient space for a dining table. It is fitted with a good range of cream units and includes space for a fridge freezer, washing machine, and dishwasher.

Completing the accommodation is a well-presented, partly tiled bathroom, comprising a bath, separate shower cubicle, WC, and wash basin.

From the landing, there is access to the loft, which features two Velux windows and has previously had planning permission for conversion, offering excellent potential for additional living space (subject to any necessary consents).

The property benefits from gas central heating throughout, powered by a combination boiler located in the kitchen.

Externally, there is a neat, westerly-facing front courtyard and an off-road allocated parking space at the rear.

This property is ideal for first-time buyers seeking a ready-to-move-in home with the rare advantage of a proper off road parking space and a courtyard style garden.

The property is held on a 999-year lease, which commenced in 2009

The cost of any communal remedial works are shared between the owners of the first floor and ground floor flats, the buildings insurance is also split in the same way

There are no restrictions, and both holiday letting and pets are permitted.

The two flat owners each hold a 50/50 share of the freehold.

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Kitchen  
4.14m x 3.43m (13'7 x 11'3)

Lounge  
5.05m x 3.35m; 0.61m (16'7 x 11; 2)

Bedroom 1  
3.76m x 3.66m (12'4 x 12'0)

Bedroom 2  
2.62m x 2.13m (8'7 x 7'0)

Bathroom  
2.82m x 2.34m (9'3 x 7'8)

#### 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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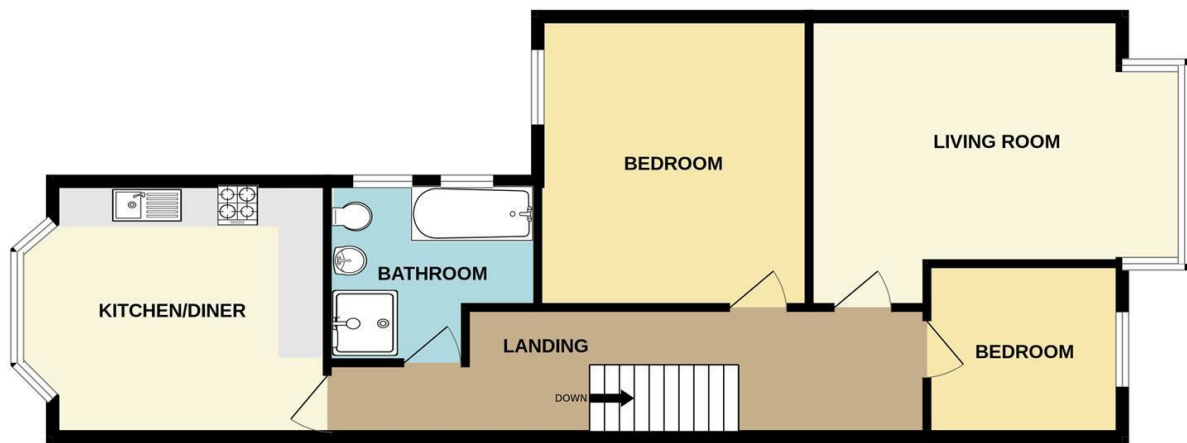
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FLOORPLAN:

TOP FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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 [92-101] <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>		
[1-20] <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions [92-101] <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>		
[1-20] <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.