

150 Mount Wise, Newquay, Cornwall TR7 1QP



NO ONWARD CHAIN | FURTHER ACCOMMODATION POTENTIAL | 3 double bedroom house with gas central heating, uPVC double glazing, detached single garage and garden just a short walk from Newquay town centre with great potential and the opportunity to create views over Newquay Bay and the North Cornish Coastline.

- Modern Gas central heating and uPVC double glazing
- Large lounge and open plan kitchen/diner
- Nice refurbishment opportunity with loft conversion potential
- Enclosed rear courtyard garden leading to detached rear garage
- 3 good sized double bedroom (formerly 4 beds)
- Close to all of Newquay Town amenities and popular beaches

Price £350,000 Freehold

150 Mount Wise has the potential to be a generous period family home within walking distance of the iconic Fistral beach offering great water sport activities, the Gannel Estuary, a peaceful spot for walks at low tide and paddle-boarding/kayaking during high tide and Newquay town centre, with its host of independent coffee shops, bars and restaurants.

From Mount Wise, the property is entered through a small front garden to the entrance hallway. To the front of the property is a 27ft Lounge which was formally a lounge and separate dining room. This room still has the fireplace in situ and benefits from a large bay window at the front and window unit overlooking the rear courtyard. To the rear is the kitchen diner, once again with fireplace and housing the gas combination boiler. Although in need of replacement the space is there for a modern open plan kitchen/diner with a small 'lean to' WC to the rear of the house.

To the first floor are 3 double bedrooms. Bedrooms 2 & 3 to the rear benefit from some partial views toward Newquay Bay and up the North Cornish Coast. To the front the original master bedroom and the 4th box room have been combined creating a large 19m2 master room. There is also a bathroom and separate WC on the first floor. The First floor landing also provides ample space for a return staircase with multiple properties on the street undergoing loft conversions to create further accommodation and provide stunning views over Newquay Town and up the coast.

To the rear an enclosed paved garden leads to the single pitched roof garage which provides great storage but is often knocked down to create 2 off street parking spaces.

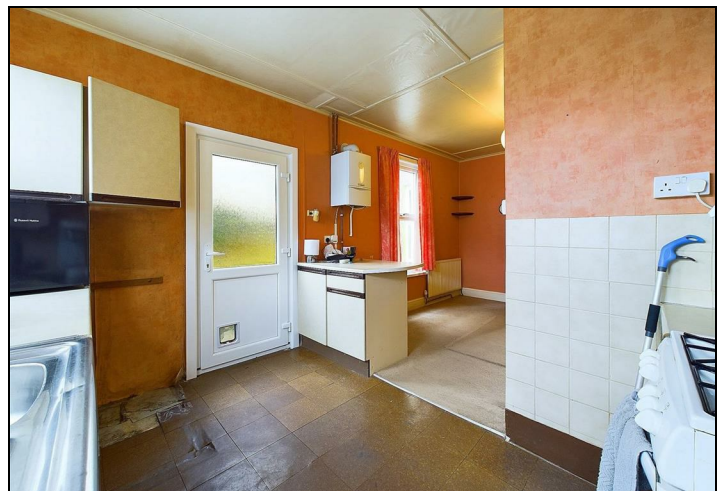
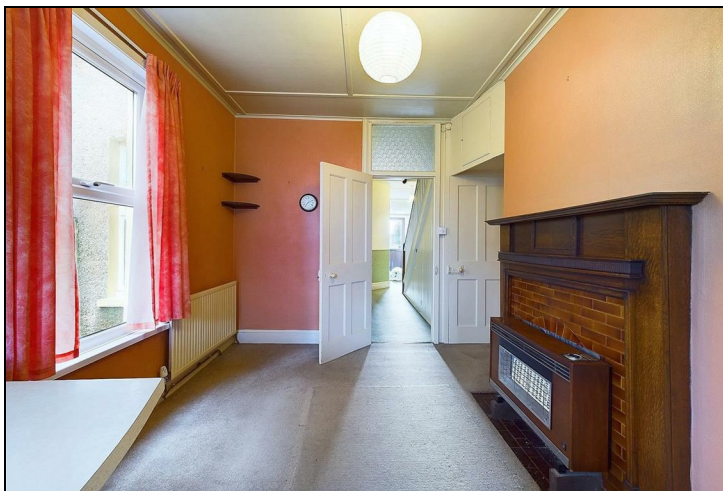
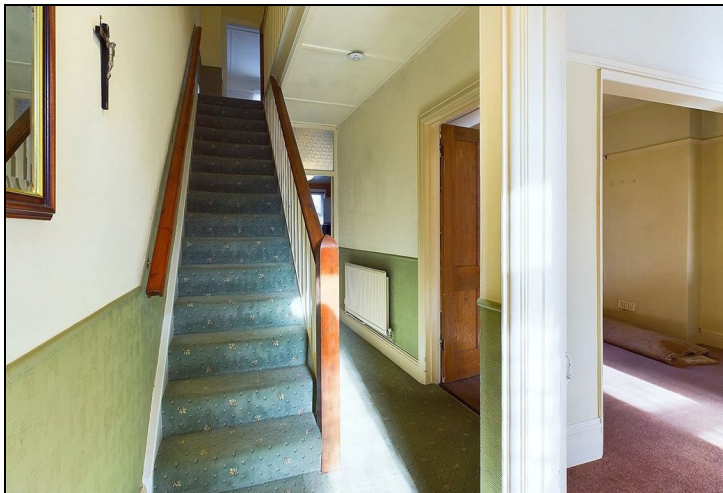
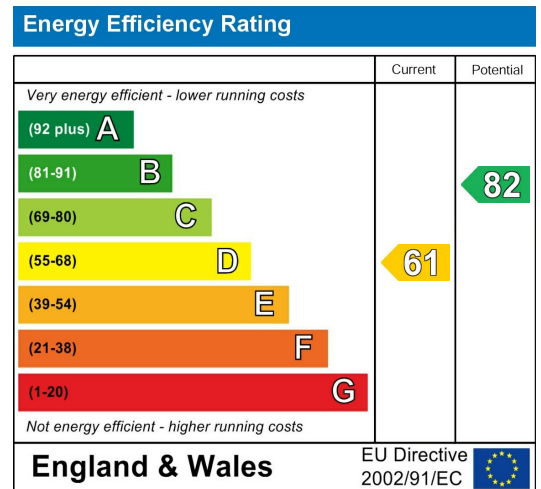
TENURE
Freehold

SERVICES
All Mains

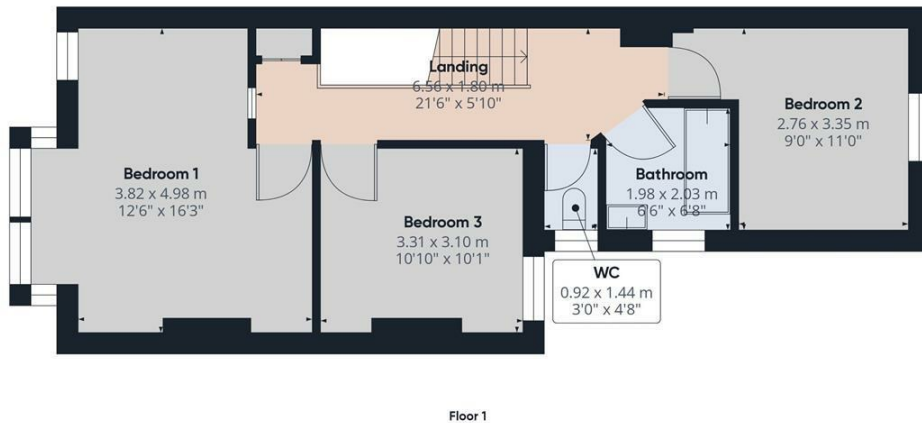
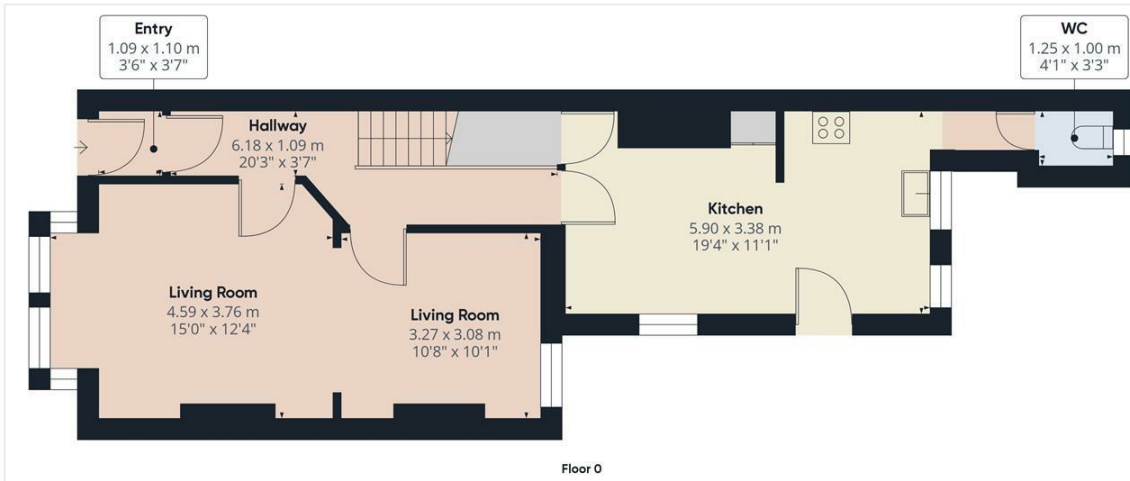
COUNCIL TAX
Band C

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest Broadband available: Ultrafast 1000Mbps
Phone Signal: Likely







Approximate total area⁽¹⁾
109.49 m²
1178.55 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk