

## 62A Henver Road, Newquay, TR7 3BN



**SUNNY SOUTH FACING GARDEN | 3 PARKING SPACES & GARAGE | Semi-detached 2 bedroom house in Newquay Town presented in good condition throughout with doors from the lounge to a South facing rear garden, double glazing and gas central heating.**

- Large single garage & 3 parking spaces
- Great rental investment or first time home
- Low maintenance sunny fully enclosed rear garden
- Short walk to Chester Road, Lusty Glaze Beach and level to Newquay Town Centre
- Gas central heating and uPVC double glazing throughout
- VACANT POSSESSION – NO CHAIN

**Price £210,000 Leasehold, Share Of Freehold**

Henver Road is a popular residential road which leads to Newquay Town Centre. It's popular thanks to its proximity to Lusty Glaze and Porth Beach as well as the level walk into town across the popular open Barrowfields. Newquay Town & Chester Road has become a highly popular residential and holiday destination thanks to an influx of independent cafes, coffee shops and bars as well as the improved travel links via the A30 & Newquay Airport. It's also an extremely popular holiday spot with the current owners letting the annexe year round to couples looking to make the most of the coastline on the doorstep.

62A Henver Road is very unique. It forms the rear of a development of just 3 properties which were converted in 2012. The property makes up a semi-detached house and unique for it's size and price point, offers the potential for 3 parking spaces as well as a generous garage, which is perfectly positioned for a home office off the rear garden.

To the ground floor, the property enters into the open plan lounge/kitchen/diner. There is laminate running throughout and a modern gloss fronted kitchen with a metro style splashback tile surround. The bathroom is located on the ground floor and has a full length bath with shower over and a toilet and basin concealed in a white vanity unit with great storage under the stairs. The walls and floor are mainly finished in a stone effect ceramic tile.

On the first floor are 2 bedrooms with the smaller room having access to a utility cupboard which

houses the gas combination boiler providing the hot water and central heating throughout.

Outside the property has a parking space at the front of the development and potentially 2 to the rear in front of the garage.

#### TENURE

The property will be sold on a 999 year Lease whilst owning the freehold for the development. Maintenance and buildings insurance is dealt with and paid for jointly by the three leaseholders as required on an ad-hoc basis.

#### COUNCIL TAX

Band A

#### SERVICES

All Mains

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		74
(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





