

Mount Wise Cottages Mount Wise, Newquay, Cornwall TR7 2BX



CENTRAL TOWN LOCATION | PARKING, GARDEN, & EXTENSION POTENTIAL | Adorable 2 bedroom cottage located just a 2 minute walk from the centre of Newquay, with lots of period features, 2 easy to access parking spaces and further extension potential.

- Stunning period features throughout
- 2 generous parking spaces and sunny rear patio garden
- Newley extended rear snug with patio doors to the rear garden
- Gas central heating and uPVC double glazing throughout
- Planning permission for extension to the front and side of property - PA25/02315
- Traditional shaker style kitchen with 7 burner oven and Belfast sink

Price £310,000 Freehold

Mount Wise Cottage is located in a small cul-de-sac just a 2 minute walk from the centre of Newquay Town. Mainly used by residents only, the street offers an unusually quiet location for such a central position. Newquay Town with its vast selection of independent Cafes, Coffee Shops and Bars, improved transport links via the A30 and Newquay Airport, as well as the flexible modern nature of working, has led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

From the front, the property is entered into a small entrance vestibule then through to the open plan lounge/dining/snug rooms with central staircase. A Herringbone washed oak look flooring runs throughout the area with lots of natural wood features providing character and wood burner with natural stone hearth being the focal piece of the lounge. Through the diner enters the newly built snug room where you will find doors opening to the rear garden.

To the side, the kitchen has a range of kitchen units under a solid block oak worktop with a lovely 7 burner free standing oven and Belfast sink unit. The properties bathroom is located towards the rear and has a large bath with shower over, modern WC and basin with a natural stone effect tile running floor to ceiling throughout. To the front of the kitchen is a side access door and a large workshop/storage cupboard which can also be accessed from the drive.

To the first floor are 2 double bedrooms both with integral wardrobe storage, slightly eaved ceilings and deep sill windows providing character to the bedrooms.

TENURE

Freehold

SERVICES

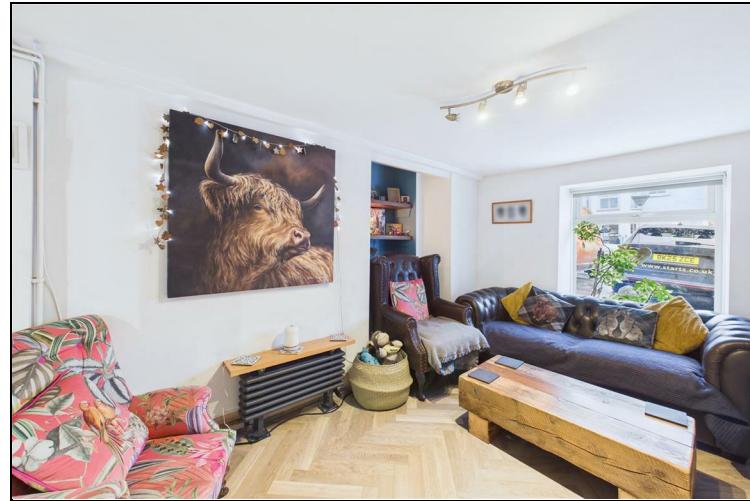
All Mains

COUNCIL TAX

Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	



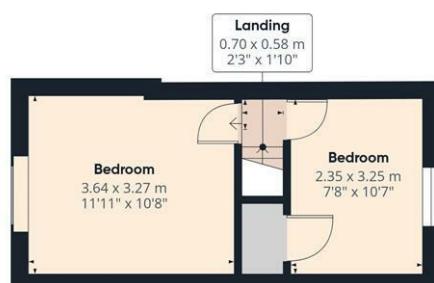




Approximate total area⁽¹⁾

73.2 m²
787 ft²

Reduced headroom
0.5 m²
6 ft²



(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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