

19 Hyns An Vownder, Newquay, Cornwall TR8 4GB



VACANT POSSESSION WITH NO ONWARD CHAIN | LOW MAINTENANCE SUNNY GARDEN Immaculate Mid-terrace 2 bedroom house ideal for first time buyers with a lovely mature West facing rear garden enjoying the afternoon and evening sun.

- Sunny low maintenance garden with access and storage
- Great low maintenance investment property with rental potential of £995pcm
- Popular residential area with good travel links in and out of Newquay Town
- New in 2016 with a 10 year NHBC warranty
- Allocated parking directly in front of the property
- Chain free!

Reduced To £210,000 Leasehold

Located on The Goldings development in Lane, this house offers a great location for families with easy access to the town centre, as well as level walks to a handful of larger supermarkets, primary schools and the popular Prow Park Business Village offering multiple food outlets and a variety of local businesses.

From the front, you enter an entrance hall with the staircase ascending to the first floor that also provides access to the lounge/kitchen/diner. The kitchen has a range of floor and wall mounted units and also houses the gas combination boiler providing hot water and central heating throughout. A breakfast bar provides ample seating for 3 with recesses for all of the necessary white goods. The lounge at the rear has patio doors opening onto a rear patio. There is also a downstairs WC accessed from the lounge.

The first floor provides 2 bedrooms both with room for wardrobes and the main bathroom including a full length bath with a mains fed shower over.

Directly from the lounge, the rear patio enjoys most of the afternoon and evening sun and flows into the low maintenance landscaped rear garden. Steps provide access to the lower rear which has a recently constructed shed which can all be accessed from the rear of the garden.

TENURE

Leasehold - 999 year lease from 2016. £150pa ground rent. Estate management charge £165.19 for 2025. The freehold is available to purchase at a cost of £2000.

SERVICES

All Mains

COUNCIL TAX

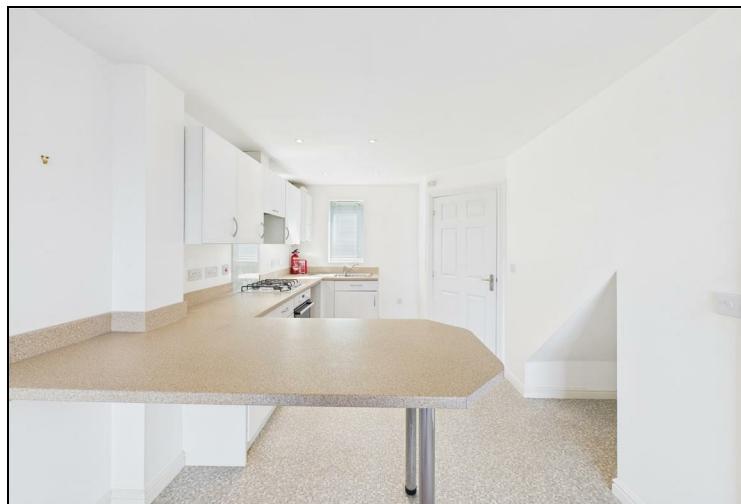
Band B

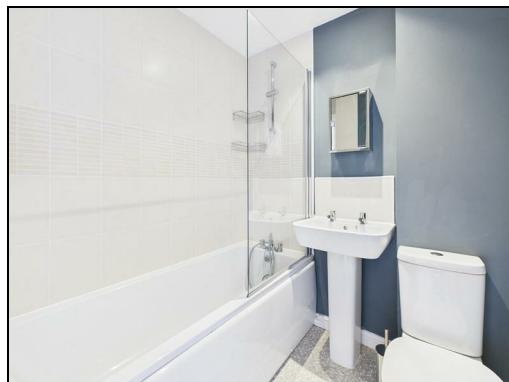
BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1800Mbs
Mobile coverage: Likely
(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	
(81-91) B	83	
(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

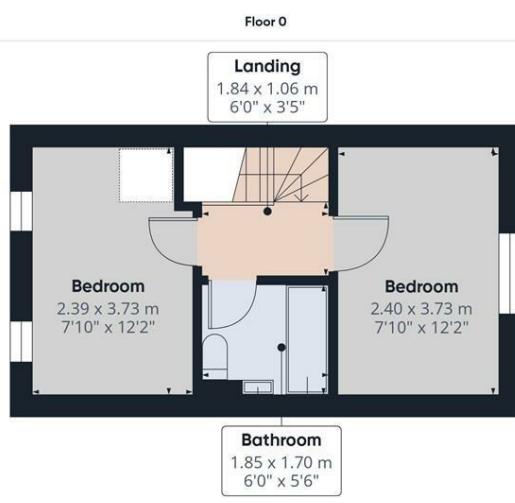






Approximate total area⁽¹⁾
46.6 m²
501 ft²

Reduced headroom
1 m²
11 ft²



(1) Excluding balconies and terraces.

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

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360