



Hawkins Road

Newquay

TR7 2EE

Guide Price £70,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- COMESTIC MODERNISATION REQUIRED
- POPULAR RESIDENTIAL LOCATION
- 990 YEAR LEASE GRANTED IN 2025
- LEVEL ACCESS
- COMMUNAL GARDENS
- DOUBLE GLAZING THROUGHOUT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 473.61 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this one-bedroom, ground floor, apartment to the market. In need of cosmetic modernisation throughout, this property is perfect for those looking to take their first steps onto the property ladder.

In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into an expansive lounge, kitchen, double bedroom and bathroom.

Externally, the property is surrounded by a generous, communal, garden which exhibits an abundance of mature foliage – the perfect place for enjoying a spot of Al fresco dining or simply enjoying the Cornish sunshine.

The property is connected to mains electricity, water, gas and drainage. The property also falls under Council Tax Band A. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

This property is situated within the seaside town of Newquay. Local amenities including doctors surgery, Parish church, convenience shops, post office, public house and primary and secondary schools which are all within a short distance. Newquay offers a variety of different stunning coastal walks, beaches such as Fistral, Tolcarne and Lusty Glaze, in addition to a wide range outdoor activities such as coasteering, jet ski rides, surf lessons and many more. Newquay also accommodates its own aquarium, zoo and the annually well renowned festival of Boardmasters. In regards to public transport the nearest bus stop is within walking distance and provides routes all across the county. Newquay Airport is a short drive away and is perfect for commuters or for those jetsetters amongst us.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Heat alarm. Consumer unit. Telecom system. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

LOUNGE/DINER

14'11" x 11'10" (4.55m x 3.61m)

Skimmed ceiling. Dual aspect double glazed windows. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN

11'8" x 5'5" (3.56m x 1.66m)

Skimmed ceiling. Smoke alarm. A range of wall and base with storage cupboards and drawers. Baxi combination boiler. Splash-back tiling. Stainless steel sink basin with additional drainage board. Space for an electric oven, washing machine, dishwasher and fridge-freezer. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

BATHROOM

8'1" x 5'4" (2.47m x 1.63m)

Skimmed ceiling. Extractor fan. Frosted double glazed window to the front aspect. Splash-back tiling. Electric shower over the bath. Wash basin. W.C. Radiator. Vinyl flooring.

BEDROOM

12'7" x 8'6" (3.86m x 2.60m)

Skimmed ceiling. Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Exposed flooring.

OUTSIDE

PARKING

There is not allocated parking with this property, however, there is a communal parking area which operates on a first come, first serve basis.

TENURE

This property was granted a 990 year lease in 2025

AGENTS NOTE

Annual Service Charge of £1269.60 *The service charge is subject to annual review.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Property type: Flat



Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Communal and On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: No
 Energy Performance rating: C
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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		

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Please Speak to Our Lettings Area
Manager Lizzie Collins
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