



MAY WHETTER & GROSE

**150 MOUNT WISE, NEWQUAY, TR7 1QP
GUIDE PRICE £375,000**



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

AN EXCITING AND INCREASINGLY RARE OPPORTUNITY TO PURCHASE A CHAIN FREE MID TERRACE HOUSE WITH THREE BEDROOMS AND THREE RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A GARAGE AND OFF ROAD PARKING TO THE REAR AND LOW MAINTENANCE GARDENS TO THE FRONT AND REAR. THE PROPERTY OFFERS A FANTASTIC SETTING WITHIN CLOSE PROXIMITY OF NUMEROUS POPULAR BEACHES AND MANY AMENITIES WITH GAS CENTRAL HEATING THROUGHOUT AND MAJORITY DOUBLE GLAZING. ALTHOUGH THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT THE BLANK CANVAS IS HERE TO CREATE A TRULY SPECTACULAR HOME. THIS PROPERTY WILL ALSO LIKELY APPEAL TO THOSE LOOKING TO CREATE APARTMENTS AS OTHERS IN THE ROW HAVE. EPC - D



Bayview House, St Austell Enterprise Park Treverbyn Road, Carclaze, St. Austell, Cornwall, PL25 4EJ . Tel: 0172673501
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Location

The coastal town of Newquay offers many facilities with primary and secondary schools, fantastic shopping facilities and branch line railway station. There are numerous world famous beaches within close proximity. This property is on the doorstep of Fistral Beach, Newquay Harbour, shops, supermarket, post office and cinema.

Directions

From St Austell travel in the direction of Newquay. Taking the B3274 passing through Trethowel and Carthew. At the roundabout turn left and travel in the direction of Roche. Pass through Roche taking the first exit at the second roundabout at the bottom of the hill. Proceed to the end of Edgcumbe Road. At the roundabout turn left and proceed down the old A30 passing under the railway bridge. Proceed along this road for some distance until reaching the large roundabout. Take the second exit and proceed along the A3059 towards Newquay. Upon entering Newquay, pass the new development: Nansleddan. At the roundabout, take the first exit and proceed to Quintrell Downs. Take the third exit and proceed passing the Hendra Campsite on the left. Proceed passing straight over the next roundabout. At the bottom of the hill, at the roundabout take the second exit and continue to the large roundabout taking the third exit onto Mount Wise. The property is located on the left hand side of the road with a For Sale board erected for ease of identification purposes.

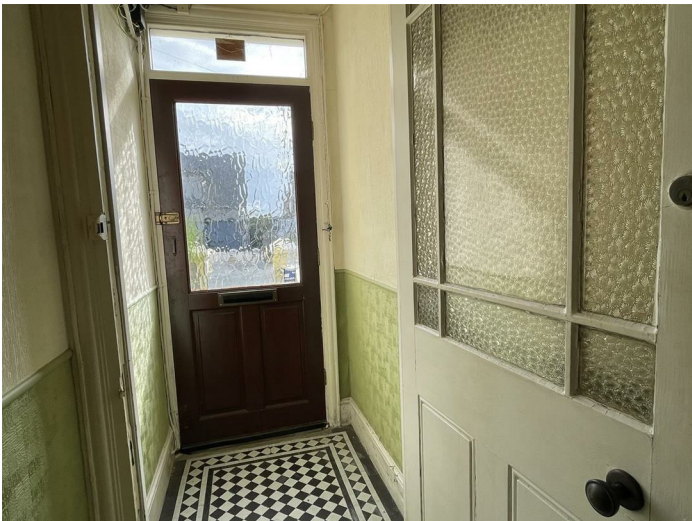
Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Hard wood door with upper single glazed obscure detailing allowing external access into the entrance porch.

Entrance Porch

3'6" x 3'6" (1.07 x 1.07)



High level single glazed glass above. Original tiled

flooring. High level updated electric consumer unit. Original wood door through to inner hall.

Inner Hall

20'1" x 5'10" maximum (6.14 x 1.78 maximum)



Door through to dining room, door through to lounge, door through to kitchen/diner. Carpeted flooring. Carpeted stairs to first floor. Door provides access to generous understairs storage recess. Radiator. Textured ceiling.

Dining Room

10'7" x 9'10" (3.24 x 3.02)



Updated Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Radiator. Picture rail. Opening through to Lounge.

Lounge

14'11" x 12'2" (4.57 x 3.72)



Upvc double glazed bay window to front elevation affording a great deal of natural light. Focal mains gas fire set in front of the chimney recess with slate backing, hearth and decorative wooden mantle and surround. Carpeted flooring. Picture rail. Textured ceiling. Radiator.

Kitchen/Diner

19'1" x 10'9" (5.82 x 3.30)



Twin aspect room with Upvc double glazed windows to rear elevation, one Upvc double glazed window to side elevation and additional updated Upvc double glazed door to side elevation with upper obscure patterned glass detailing allowing access through to the low maintenance rear garden and in turn garage. To the dining area there is carpeted flooring, radiator, telephone point, textured ceiling. Door opens to provide access to the additional side of the understairs storage void with high level bespoke in-built storage above. Mains gas fire set in front of original fireplace with tiled backing, hearth and decorative wooden surround and mantle, to the right hand side of the chimney breast there are original twin high level and low level doors providing access

to the hot water tank and further slatted storage facilities above. Radiator. Large opening through to kitchen area.

The kitchen area has two Upvc double glazed windows to rear elevation and door to the side elevation. Original matching wall and base kitchen units, cork tiled flooring. Space for mains gas cooker, stainless sink with matching draining board, space for additional kitchen appliances. Opening through to rear hall. Wall mounted Vaillant Gas Fired Central Heating Boiler. Tiled walls to water sensitive areas. The original kitchen would benefit from updating.



Rear Hall

3'8" x 2'3" (1.13 x 0.70)

Tile effect vinyl flooring. Door to W.C.

W.C.

3'1" x 3'11" (0.96 x 1.20)

Wood frame single glazed window to rear elevation with obscure glazing. Low level flush original WC. Vinyl flooring. Part tiled walls.

Landing

21'5" x 5'9" (6.53 x 1.77)

Doors off to bedrooms one, family bathroom, separate WC, bedrooms two and three. Carpeted flooring. Loft access hatch. Radiator. To the far end of the landing there is lockable storage with further high level storage above. This areas lends itself well for another staircase to go up to provide access to spacious loft should an attic conversion be required pending the relevant permissions and regulations.

Bedroom Two

10'10" x 12'2" - maximum (3.32 x 3.73 - maximum)



Updated Upvc double glazed window to rear elevation with delightful sea views to the distance. Carpeted flooring. Radiator. Picture rail.

Family Bathroom

6'3" x 6'5" (1.93 x 1.97)



Upvc double glazed window to side elevation with obscure glazing. Updated two piece bathroom suite comprising pedestal hand wash basin with classic hot and cold taps, updated panel enclosed bath with classic hot and cold taps and wall mounted mains shower above. Fitted shower screen, water resistant cladding to water sensitive areas. Vinyl flooring. Radiator.

Separate WC

4'7" x 2'10" (1.42 x 0.88)

Upvc double glazed window to side elevation with obscure glazing. Original WC. Vinyl flooring. Textured walls.

Bedroom Three

10'9" x 9'11" (3.28 x 3.03)



Updated Upvc double glazed window to rear elevation with delightful far reaching views over towards the sea. Carpeted flooring. Picture rail. Original cast iron fireplace with decorative cast iron surround.

Bedroom One

14'10" x 16'1" (4.54 x 4.91)



A generous principal bedroom with Upvc double glazed bay window to front elevation and additional Upvc double glazed window to front elevation all combine to provide a great deal of natural light. Original cast iron decorative fireplace. Picture rail. Carpeted flooring. Radiator. This room was originally two bedrooms, by moving the radiator and reinstating the entrance door from the hallway this could easily be split back into two rooms.

Outside



Accessed directly off the kitchen/diner there is a useful covered hardstanding area which continues and flows down the right hand side of the rear garden providing access to the wooden rear access gate.

To the left hand side the property benefits from an outdoor tap and also has an external storage shed. The hardstanding area flows down the right hand side of the property and the left providing a useful patio area. This is well stocked with a number of evergreen plants and shrubbery.

The hardstanding walkway as previously mentioned flows down the right hand side of the property providing access to the rear gate.

Garage

10'8" x 20'2" (3.26 x 6.16)



To the rear of the plot is the garage.

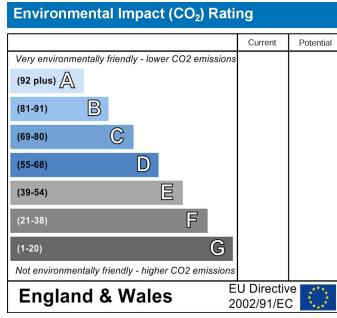
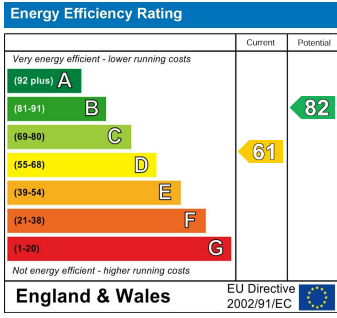
With twin wood doors providing access from the front the garage benefits from light and power with wood frame single glazed window to the rear elevation and also has generous eaves storage.

Council Tax Band - C



To the front of the property the boundary is clearly defined with pebble dashed low level walls to the front, right and left elevations. A hardstanding walkway provides access to the front door with mains gas meter located to the right hand side.

The front garden is laid to granite chippings with a hardstanding walkway surrounding it with further granite chippings in front of the property and an elevated evergreen planting bed to the front and right elevations.





Ground Floor



First Floor



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