

NEWQUAY PROPERTY CENTRE



INVESTMENT OPPORTUNITY! 3 STOREY PERIOD TOWN HOUSE CONVERTED INTO 3 INDIVIDUAL, 1 BEDROOM FLATS. HIGHLY DESIRABLE CENTRAL NEWQUAY LOCATION, JUST A SHORT WALK TO FISTRAL BEACH.



GROUND FLOOR FLAT



GROUND FLOOR FLAT



GROUND FLOOR FLAT

34 Tower Road, Newquay
TR7 1LU

£349,950
Freehold

our ref: CNN8193

01637 875161

INBRIEF...

- Type: house
- Style: End Terrace
- Age: Older
- Bedrooms: 3
- Reception rooms: 3
- Bathrooms: 3
- EPC: D, E, E
- Council tax band: A
- Mains Services: All Mains
- 3 STOREY END TERRACE PERIOD PROPERTY
- 3 INDIVIDUAL 1 BED FLATS
- IDEAL INVESTMENT OPPORTUNITY
- CONVERTED IN LATE 1980'S
- IN NEED OF GENERAL REFURBISHMENT
- CAN BE SOLD AS GOING CONCERN
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- SEA VIEWS FROM MIDDLE & TOP FLAT
- PERFECT FOR RESIDENTIAL OR HOLIDAY LETTING



MIDDLE FLOOR FLAT



MIDDLE FLOOR FLAT

OWNERSAYS...

"I've owned this since the late 80's, its always been easy to let, but currently the demand is the strongest I've ever known."



GROUND FLOOR FLAT



MIDDLE FLOOR FLAT



GROUND FLOOR FLAT



MIDDLE FLOOR FLAT

CONSIDER THIS...

WHAT WE LOVE: We love the potential that this building offers. Whilst it does require a degree of updating it offers a solid investment, whether it be for residential or holiday letting and really is in the perfect trading location. This could be an amazing long term investment with great growth potential.

MOREDETAIL...

LOCATION: As far as central Newquay streets are concerned, Tower Road is one of the most desired and sought after. Sandwiched between the world famous Fistral Beach and Newquay town centre amenities, it offers convenience and beauty on your doorstep, which is perfect for families, investors and second home owners in equal measure.

SITUATION: What a great investment opportunity this is! A large 3 storey, period town house converted sometime in the late 1980's into 3 individual, 1 bedroom flats. Positioned on the highly sought after lower end of Tower Road, within walking distance to the town centre and all of its amenities and the world famous Fistral Beach. Just the perfect location to attract tenants and holiday makers, excellent potential to create a high yield turnover business. The property can be sold as a going concern with tenants in situ or vacant possession.

Please be advised that the property does require a degree of updating throughout, but offers great potential whatever the intended use.

Principally consisting of a shared front entrance for the 3 apartments.

The ground floor flat: From a small hall leads into the living room, semi open plan to a rear kitchen with back door. Fully tiled shower suite, and front facing bay window bedroom. A nicely proportioned 1 bedroom flat.

On the first floor there is a residents laundry room with full plumbing connected to allow all tenants washing facilities without needs for washing machines in the apartments. This also houses the gas fired boiler which provides a central heating system throughout the building.

The middle flat: There is an open plan bay fronted lounge/kitchen which enjoys sea views towards Fistral Beach in the distance. Off from the lounge/kitchen is a fully tiled shower suite and to the rear is a good size double bedroom. Again a very well proportioned one bedroom flat.

The Top Floor Flat: As it is built into the eaves, is slightly smaller, but is still a well proportioned studio style flat. As you enter in there is an open plan living/bedroom with bay window which enjoys the best of the sea views towards Fistral Beach. There is a small fully tiled shower suite and a good size rear kitchen that also enjoys rear views over the town and across Newquay Bay to the left hand side.

There is no allocated parking, but easy to access street parking is available nearby and permits can be bought for various local council owned car parks if required.

We understand that when the current owners bought the property in the late 1980's, it was trading as a HMO style property and was subsequently converted into 3 self contained flats shortly thereafter. We do not believe at this time, that the relevant planning permission was sought, however, owing to the passage of time enforcement action cannot be taken and all 3 apartments have been assessed by the council for council tax purposes with 3 individual 'A' rated bands. The Vendor is willing to provide indemnity insurance or similar to satisfy the legal requirements in relation to this point.

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THELOCATION...

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SHOPPING

- Spa - Tower Road
- Sainsburys
- Town centre

RELAXING

- Fistral Beach
- Newquay Harbour
- The Red Lion

TRAVEL

- Bus station
- Train station
- Newquay Cornwall Airport

SCHOOLS

- Trenance Infant School
- Newquay Junior School
- Newquay Tretherras Secondary



MIDDLE FLOOR FLAT



TOP FLOOR FLAT

THE FLOORPLAN...



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

All measurements are approximate

Communal Entrance

Ground Floor Flat

Living Room

13' 0" x 9' 3" (3.96m x 2.82m) Semi-open plan to:

Kitchen

7' 0" x 7' 0" (2.13m x 2.13m)

Bedroom

13' 2" x 11' 6" (4.01m x 3.50m)
Into bay window

Shower Suite

5' 3" x 5' 0" (1.60m x 1.52m)

Small Rear Outer Hallway With Back Door

First Floor Communal Laundry Room

Middle Floor Flat

Open Plan Lounge/Kitchen

15' 1" x 12' 11" (4.59m x 3.93m) x 10'2". L Shaped into bay window

Bedroom

9' 6" x 9' 4" (2.89m x 2.84m)

Shower Suite

6' 4" x 4' 6" (1.93m x 1.37m)

Top Floor Studio Flat

Open Plan Living/Bedroom

12' 5" x 12' 2" (3.78m x 3.71m)
Into bay window with sea views

Kitchen

9' 2" x 0' 4" (2.79m x 0.10m)

Shower Suite

7' 11" x 2' 7" (2.41m x 0.79m)
Maximum

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.