

NEWQUAY PROPERTY CENTRE



A BEAUTIFUL PERIOD TOWNHOUSE ON ONE OF NEWQUAY'S MOST SOUGHT AFTER CENTRALLY LOCATED STREETS WITH SUN TRAP PATIOS, FAR REACHING VIEWS AND GORGEOUS UPGRADED FAMILY SIZE ACCOMODATION. FOUR DOUBLE BEDROOM, FOUR EN-SUITES, LARGE LIVING SPACES, GARAGE AND OFF-STREET PARKING – NO CHAIN



113 Mount Wise, Newquay, TR7 1QR

£435,000
Freehold

our ref: CNN8242

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Older
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 4
- EPC: C
- Council tax band: TBC
- ALL MAINS SERVICES
- IMMACULATELY PRESENTED REFURBISHED PERIOD TOWNHOUSE
- CENTRAL LOCATION NEAR THE TOWN CENTRE AND BEACHES
- DRIVEWAY PARKING FOR TWO VEHICLES AND INTEGRAL GARAGE
- FOUR SPACIOUS DOUBLE BEDROOMS
- EACH BEDROOM WITH FITTED EN-SUITE
- MODERN, WELL-APPOINTED KITCHEN
- SOUTH-FACING LIVING ROOM WITH BAY WINDOW
- SUNNY SOUTH-FACING PATIO GARDENS
- ENERGY-EFFICIENT WITH SOLAR PANELS



OWNERSAYS...

“This has been a brilliant home for me and my family, and most recently it’s been a popular and successful holiday let.”



CONSIDER THIS...

WHAT WE LOVE: Don't miss this exceptional opportunity to own a beautiful period townhouse in the heart of Newquay. Whether you're looking for a family home or an investment property, 113 Mount Wise offers the best of both worlds with its top-notch accommodation and unbeatable location. Contact us today to arrange a viewing and make this coastal gem your own.

MOREDETAIL...

SUMMARY: Welcome to 113 Mount Wise, a stunning period townhouse that caters equally to live-in families and savvy holiday home investors. This immaculately presented home offers bright, spacious, and refurbished accommodation, making it a truly inviting and ready-to-move-in space. Recently operating as a high-end holiday let, this property is now available for sale with no onward chain, offering you a seamless transition into coastal living.

One of the standout features of this property is its unbeatable central location in the heart of Newquay's town centre. Everything you could ever need is within easy walking distance. As you approach, you'll appreciate the rarity of having driveway parking for two vehicles, a luxury seldom found in such a central location. Step inside through the front entrance and welcoming hallway, where you'll find a convenient ground floor WC and an integral garage with an electric action door, both accessible from the hall.

The modern kitchen is beautifully appointed with high gloss cream units, an eye-level oven, a surface-mounted hob, an overhead extractor, and additional space for white goods. An open arch seamlessly leads you into the dining room, while an inner hallway provides access to the stairs and the rear of the property. There's a ground floor double bedroom with its own fully fitted en-suite, adding incredible flexibility to the overall accommodation.

The living room, positioned to the rear and facing south, is a delightful space thanks to its abundant natural light and bay window. Moving upstairs, you'll discover three more spacious double bedrooms, each with its own fitted en-suite, ensuring comfort and privacy for all residents. This home is equipped with UPVC double glazing, gas-fired central heating, and fitted solar panels for maximum energy efficiency.

For sun enthusiasts, the rear gardens are a true delight. Facing south and laid out as a low-maintenance patio area, they provide the perfect space for relaxation. Additionally, there's an outdoor shower conveniently accessible from a side gate, ideal for rinsing off after a day at the beach or in the surf.



THELOCATION...

LOCATION: Mount Wise, situated atop the immediate town centre, is a perennial favourite among buyers for several compelling reasons. Its enduring popularity can be attributed to the perfect blend of convenience, natural beauty, and its proximity to world-renowned beaches, such as the iconic Fistral Beach and the captivating Gannel Estuary.

One of the standout features of this location is its remarkable accessibility. With the town centre just a short walk away, residents can easily access a wide array of amenities. From charming cafes and boutique shops to a vibrant nightlife scene, Mount Wise residents can enjoy the best of coastal living without the hassle of parking or long commutes.

Moreover, Mount Wise's appeal extends beyond leisure and entertainment; it's also a family-friendly neighbourhood. Trenance Primary School, a highly regarded educational institution, is conveniently close by. This proximity ensures that families with children have an excellent option for their child's education, making Mount Wise an ideal place for both leisure and family life.



THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



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...

Entrance Hall

14' 7" x 4' 7" (4.44m x 1.40m) max measurements

Ground Floor WC

5' 9" x 5' 6" (1.75m x 1.68m) L-Shaped (max measurements)

Integral Garage

14' 5" x 7' 4" (4.39m x 2.23m)

Kitchen

Dining Room

11' 9" x 9' 10" (3.58m x 2.99m)

Hall

24' 8" x 6' 3" (7.51m x 1.90m)

Living Room

15' 11" x 14' 11" (4.85m x 4.54m)

Ground Floor Bedroom 1

12' 4" x 11' 2" (3.76m x 3.40m)

En-suite Shower

6' 6" x 3' 11" (1.98m x 1.19m)

First Floor Landing

19' 7" x 6' 4" (5.96m x 1.93m) incl stairs

Bedroom 2

13' 3" x 11' 6" (4.04m x 3.50m) into Bay plus wardrobes

En-suite Bathroom

Bedroom 3

12' 6" x 12' 0" (3.81m x 3.65m) max measurements

En-suite Shower Room

6' 5" x 5' 11" (1.95m x 1.80m)

Bedroom 4

16' 2" x 11' 4" (4.92m x 3.45m) into Bay, max measurements

En-suite Shower Room

MORE INFO...

call: 01637 875 161
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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.