

"Estate Agency is evolving...evolve with us"



The Garden Flat 45 Edgcumbe Avenue, Newquay TR7 2NL

£140,000

A QUIRKY THREE BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING AND A COURTYARD STYLE GARDEN ONLY A SHORT DISTANCE TO NEWQUAY TOWN CENTRE AND MANY BEAUTIFUL BEACHES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Flat - Conversion

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE BEDROOM GROUND FLOOR GARDEN FLAT
- ALLOCATED PARKING
- NEAT, ENCLOSED COURTYARD STYLE GARDEN
- IN NEED OF SOME MODERNISATION
- WELL LOCATED WITHIN WALKING DISTANCE OF THE TOWN AND MANY BEACHES
- NO ONWARD CHAIN
- IDEAL FOR FTB/INVESTORS

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

This property is situated at the lower end of Edgumbe Avenue, located just on the outskirts of Newquay Town centre only a short walk from the many amenities it has to offer and just across the road from Great Western and Tolcarne Beach. Aldi and Asda supermarkets are also only a short distance away.

The Garden Flat has its own entrance at the rear or through the main communal door at the front which is neat and well looked after. From the communal entrance you will find the door to this flat on your left. A welcoming hallway gives access to the three bedrooms and the living room and you will find the kitchen at the rear off from the living room.

The larger of the three bedrooms has a box bay window to the front and a cupboard housing the water tank and the other two bedrooms are at the side and rear. The main bedroom features an en suite bathroom and there's a further Jack and Jill style bathroom off from the hallway.

The living room is a good size and leads into the kitchen which has a door to the rear porch. The kitchen offers a basic range of units with space for the necessary white goods.

There's electric heating and upvc double glazed windows throughout.

Externally, there's allocated parking for one car and a private courtyard style garden.

This property is held on a 999 year lease with 985 years remaining
The current owner pays just over £400.00 for buildings insurance and general up-keep.

This property would be ideal for investors and first time buyers, located close to the town and many beautiful beaches and offered with no onward chain.

Rear Porch
1.85m x 1.30m (6'1 x 4'3)

01637 877754
info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Kitchen
4.01m x 2.13m (13'2 x 7'0)

.

Lounge
4.98m x 4.01m (16'4 x 13'2)

.

Bedroom
4.65m x 4.11m (15'3 x 13'6)

.

En Suite
2.51m x 1.22m (8'3 x 4'0)

.

Bedroom
3.99m x 22.56m (13'1 x 74)

.

Jack and Jill Ensuite
2.59m x 1.42m (8'6 x 4'8)

.

Bedroom
2.77m x 2.54m max (9'1" x 8'3" max)

.

Bathroom
2.59m x 1.42m (8'6 x 4'8)

.

Hallway
2.67m x '1.83m max (8'9 x '6'0 max)

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		75
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs		26	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk