



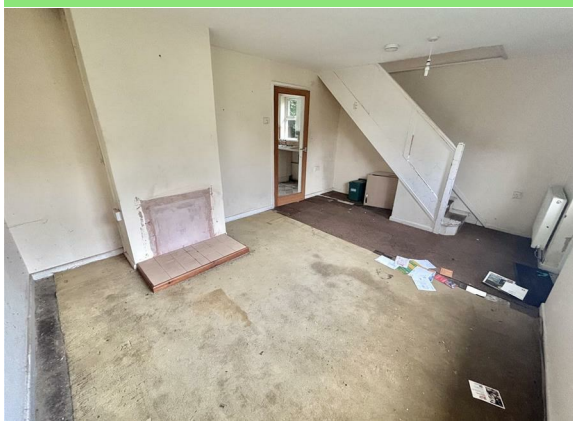
Cross Close

Newquay

TR7 3LD

Guide Price £170,000

- NO ONWARD CHAIN
- PRC CERTIFICATE AVAILABLE
- TWO DOUBLE BEDROOMS
- EXPANSIVE REAR GARDEN
- PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- MODERNISATION REQUIRED
  - DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 710.41 sq ft



2



1



1



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### PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this charming two-bedroom, end of terrace home, ideally positioned within a sought-after residential area. This property represents a fantastic opportunity for first-time buyers looking to step onto the property ladder and make a house their home.

Upon entering, you're welcomed into a generously sized lounge—perfect for relaxing or entertaining. The well-proportioned kitchen/diner offers a practical and social space, ideal for family mealtimes or hosting friends. Upstairs, the accommodation continues to impress with two spacious bedrooms and a modern family bathroom, providing comfortable and versatile living for a range of buyers.

Outside, the home boasts both front and rear enclosed gardens, offering great potential for landscaping or personalisation. The front garden also presents the possibility of creating off-road parking, subject to the necessary planning consents.

This property is a repaired Cornish Unit and is mortgageable, holding a valid PRC certificate. It is fully connected to mains electricity, water, gas, and drainage, and falls under Council Tax Band A. Viewings are highly recommended to appreciate the potential this property has to offer.

### LOCATION

This property is situated on the outskirts of 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

uPVC double glazed door leading into:

#### LOUNGE/DINER

16'2" x 11'4" (4.93m x 3.47m)

Smoke alarm. Double glazed window to the front aspect. Fireplace. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN

16'2" x 9'8" (4.93m x 2.97m )

Smoke alarm. Extractor fan. Consumer unit. Baxi gas combination boiler. Dual aspect double glazed windows. A range of wall and base fitted storage cupboards and drawers. Splash back tiling. Space for an oven, dishwasher, washing machine, fridge and freezer. Stainless steel sink basin with drainage board. Multiple plug sockets. Skirting. Vinyl flooring.

#### FIRST FLOOR LANDING

Smoke alarm. Access into a partially boarded loft space. Double glazed window to the side aspect. Skirting. Carpeted flooring.

#### BEDROOM ONE

16'5" x 9'10" (5.02m x 3.01m )

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

#### BEDROOM TWO

10'4" x 9'2" (3.15m x 2.81m )

Double glazed window to the rear aspect. Built-in storage cupboard and drawers. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

#### BATHROOM

7'1" x 5'11" (2.16m x 1.81m )

Extractor fan. Frosted double glazed window to the side aspect. Splash-back tiling. Bath. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

#### OUTSIDE

This home boasts both front and rear enclosed gardens, offering great potential for landscaping or personalisation. The front garden also presents the possibility of creating off-road parking, subject to the necessary planning consents.

#### PARKING

This property has no allocated parking. An abundance of on street parking can be found close by.

#### SERVICES

It is connected to mains electricity, water, gas and drainage. The property also falls under Council Tax Band A.

#### AGENTS NOTE

Annual Service Charge of £163.20 \*The service charge is subject to annual review.

#### MATERIAL INFORMATION

Verified Material Information  
Council tax band: A



Tenure: Freehold  
 Property type: House  
 Property construction: Standard undefined construction  
 Energy Performance rating: D  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Great  
 Parking: On Street and Communal  
 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  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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