

Mount Batten Close

Newquay

TR7 3HP

Guide Price £215,000

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



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Tenure - Freehold

Council Tax Band - A

Floor Area - 721.18 sq ft



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PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this well-positioned two-bedroom end-of-terrace home, located in the popular area of St Columb Minor, Newquay. This inviting property is ideally situated within walking distance of local amenities, schools, and excellent transport links. Whether you're a first-time buyer eager to take your first steps onto the property ladder, or an investor seeking a smart addition to your portfolio, this property represents a fantastic opportunity.

Stepping inside, you're welcomed by a bright and airy entrance hallway, which leads into a spacious lounge, perfect for relaxing or entertaining. The heart of the home is the expansive kitchen, offering ample space for cooking and dining.

Upstairs, the property showcases two generously sized double bedrooms and a well-appointed family bathroom.

Externally, the home features a low-maintenance, enclosed rear garden with hardstanding, providing the perfect spot for outdoor dining or simply unwinding in the sunshine.

This property is connected to main water, electricity, gas and drainage. It also falls within Council Tax Band A. Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

Set on the outskirts of St Columb Minor, this property benefits from being less than a few miles away from Newquay. The village has a range of amenities close by including primary and secondary schools, GP surgeries, convenience stores, public house, post office plus so much more. Head into Newquay and you'll be met with a variety of beaches including Tolcarne and Fistral. Within Newquay, you'll find a high street full of cafes, shops and activities suitable for all. Public transport links are strong, with Quintrell Downs station being less than a 5 minute drive away, as well as bus routes that'll take you in and around the county. Newquay Airport, is a short drive away and is ideal for commuters or for those jet-setters amongst us.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

STORM PORCH

Two built-in storage cupboards. uPVC door leading into:

ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Thermostat. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

KITCHEN

11'10" x 8'6" (3.63m x 2.60m)

Skimmed ceiling. Carbon monoxide alarm. Double glazed window to the front aspect. Two, built-in storage cupboards, one of which housing the Baxi combination boiler. A range of wall and base fitted storage cupboards and drawers. Consumer unit. Splash-back tiling. Sink basin with drainage board. Space for an oven, dishwasher, fridge and freezer. Multiple plug sockets. Skirting. Vinyl flooring.

LOUNGE/DINER

14'11" x 11'6" (4.56m x 3.51m)

Skimmed ceiling. Double glazed window to the rear aspect. Electric fireplace. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Access into a partially boarded loft space. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

14'11" x 9'11" (4.56m x 3.04m)

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Exposed flooring.

BEDROOM TWO

13'3" x 8'9" (4.06m x 2.67m)

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

5'10" x 5'5" (1.80m x 1.67m)

Frosted double glazed window to the front aspect. Splash-back tiling. Mains fed shower over bath. Wash basin with a mixer tap. W.C. Radiator. Skirting. Vinyl flooring.

EXTERNAL STORAGE

5'7" x 4'9" (1.72m x 1.45m)

OUTSIDE

Externally, the home features a low-maintenance, enclosed rear garden with hardstanding, providing the perfect spot for outdoor dining or simply unwinding in the sunshine.

PARKING

There is no allocated parking with this property. An abundance of on-street parking, can be found close by.

SERVICES

This property is connected to main water, electricity, gas and drainage. It also falls within Council Tax Band A.



AGENTS NOTE

Annual Service Charge of £118.08 *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: C

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: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: On Street

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

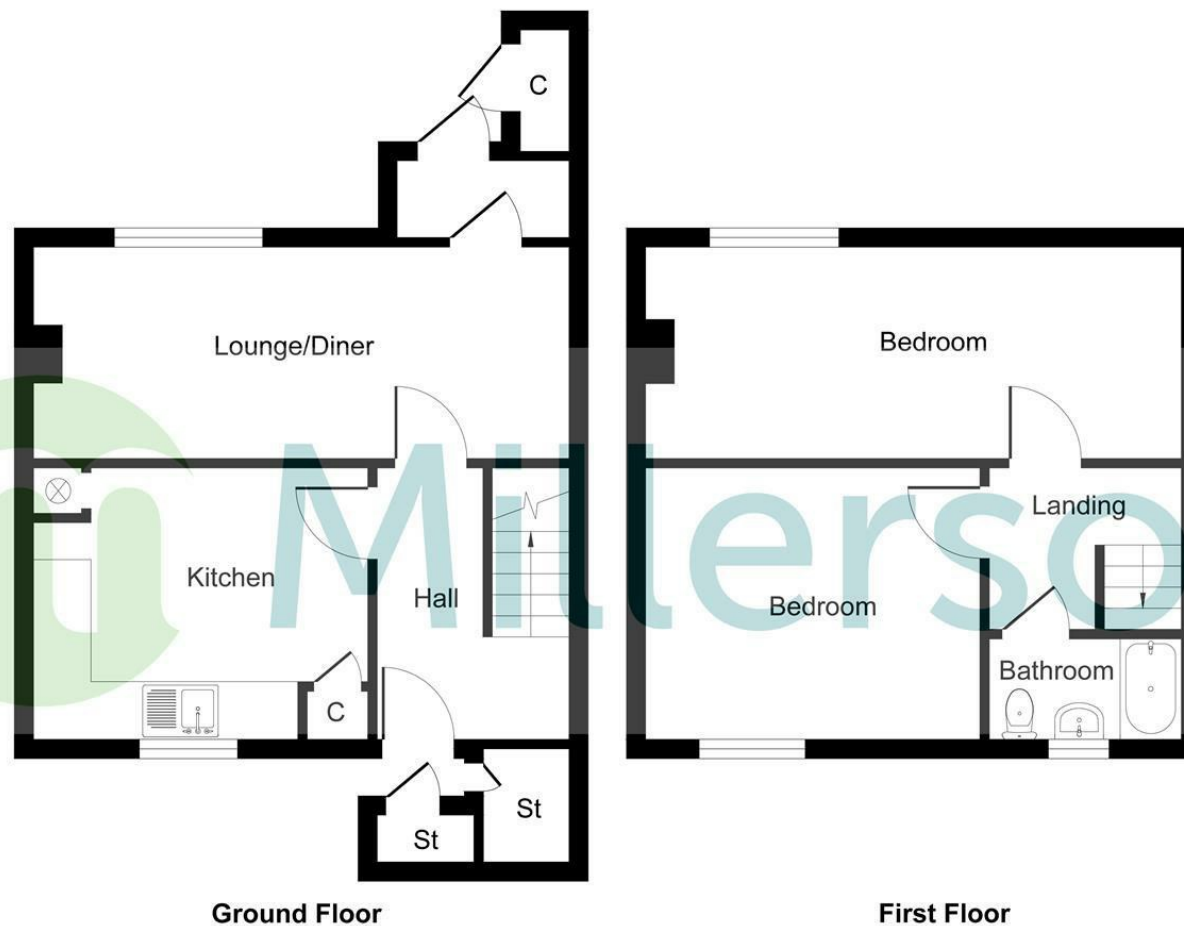
Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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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