



13a, Chester Road, Newquay, TR7 2RT

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 Agencies



A good sized well appointed purpose built top floor three bedroom flat close to local shops and beaches within one mile of town centre with, gas central heating and UPVC double glazing .The accommodation offers a spacious living room, a new fitted kitchen, three good sized bedrooms, and a bathroom with bath and separate shower cubicle. The property has recently been refurbished throughout and would appeal to first time buyers or investors.

**Offers in Excess of £240,000**

## Key Features

- New fitted kitchen
- Gas central heating
- Shower cubicle
- Three double bedrooms
- Parking
- Double glazing

### Kitchen/diner

**12'5" x 11'5" (3.79m x 3.49m )**

Recently refitted with wall and floor units, work surfaces with tiled splashbacks. Single stainless steel sink unit and integrated electric oven with 4 ring gas hob, and extractor over. Plumbing for white goods. New gas fired Combi boiler. Double glazed door with staircase leading to outside car park and double glazed window to the rear aspect. Radiator.

### Lounge

**22'5" 10'11" (6.84m 3.33m)**

Large space with a large double glazed window to the front aspect of property. Radiator. Door to apartment entrance and landing.

### Bathroom

**8'1" x 8'11" (2.47m x 2.72m)**

Panelled bath with mixer tap, pedestal washbasin, with low level w/c, and shower cubicle. Heated towel rail, airing cupboard incorporating radiator. Two double glazed obscured windows to the rear aspect of the property.







### **Bedroom one**

**12'11" x 10'11" (3.95m x 3.34m )**

Two built-in wardrobes and separate shelf cupboard, radiator and double glazed window to front aspect.

### **Bedroom two**

**14'8" x 9'6" (4.48m x 2.9m)**

Built-in wardrobe, radiator and double glazed window to the rear aspect.

### **Bedroom three**

**11'3" x 9'10" (3.44m x 3.00m)**

Radiator and double glazed window to the rear aspect. Small cupboard.

### **Outside**

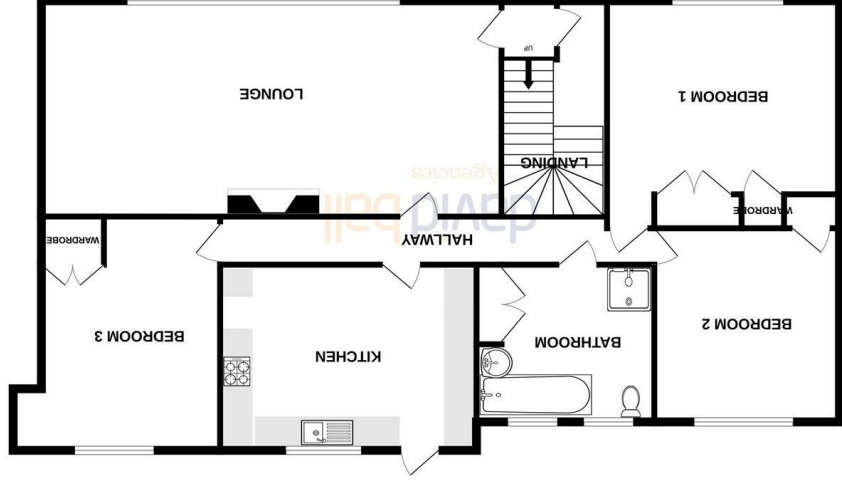
Communal rear car park with one car parking spaces. Communal bin store.

### **Council tax band C**

### **Agents note**

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries. The property is subject to a contribution of £300 per annum to the annual buildings insurance in 2024.





GROUND FLOOR

None every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and other items are approximate and responsibility is taken for any omissions or inaccuracies. This plan is for guidance purposes only and should be used as such. Any prospective purchaser, The Vendor, Agent and Agency shall have no liability or guarantee as to their accuracy or efficacy and given. Made with Mapbox 2024

Energy Efficiency Rating	
Current	Potential
77	64

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

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