



4 Ocean Heights, Ulalia Road, Newquay, TR7 2FQ

david ball  
 Agencies

Presented to a high standard this beautifully designed three bedroom terraced townhouse is finished to an extremely high specification. It includes engineered oak flooring with carpets in the bedrooms, ceramic tiled flooring in the bathrooms and oak doors throughout. Located in the enviable position close to the beaches and town centre this immaculately presented property boasts a beautiful landscaped garden and off street parking. Viewing Highly Recommended.

**Asking Price £385,000 Freehold**

## Key Features

- Ideal investment property
- Re-rendered/painted externally 2024
- Driveway
- Three double bedrooms
- EPC-B
- Solar pv roof panels
- Enclosed landscaped rear garden
- Open plan lounge/dining room
- Town and beach location
- Viewing highly recommended

### ENTRANCE HALLWAY

Composite front door leading to subsequent accommodation. Vertical panel radiator. Stairs to first floor landing with spacious shelved storage cupboard.

### CLOAKROOM

W/C with hand basin with fitted vanity unit underneath. Fitted shelving in recess.

### KITCHEN

Double glazed window to the front aspect. Modern high gloss fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Integrated fridge freezer, dishwasher and washing machine. Electric oven with four ring electric hob and a stainless steel extractor hood over. Stainless steel sink with mixer tap. Breakfast bar. Part tiled walls.

### LOUNGE / DINER

Double glazed sliding doors leading out onto the patio. Under stairs storage cupboard. Storage cupboard housing solar/electrical services. Radiator.





### **BEDROOM TWO**

Double glazed window to the front aspect. Single built in wardrobe. Storage cupboard housing the boiler. Built-in window seat with sea glimpses. Radiator.

### **BEDROOM THREE**

Double glazed window to the rear, west-facing aspect. Radiator.

### **BATHROOM**

Corner bath with mixer tap and shower unit. Wash hand basin set within a vanity style unit with mixer tap. Back to wall WC with dual flush. Heated towel rail. Extractor fan. Part tiled walls. Fully tiled flooring.

### **MASTER BEDROOM**

Double glazed window to the front aspect. Double built in wardrobe. Built in window seat with partial sea view. Loft hatch with fitted ladder to part boarded attic space.

### **EN-SUITE**

Velux window. Built in double shower unit with electric overhead shower with glass screen. Wash hand basin set within a vanity style unit with mixer tap. Back to wall WC with dual flush. Heated towel rail. Extractor. Part tiled walls. Tiled flooring. Cupboard door to eaves storage.

### **EXTERIOR**

To the front of the property, there is parking for one vehicle. To the rear of the property is a west-facing garden with a patio leading to a built in shed and barbecue area. The garden is surrounded by a timber fence to north and a rendered block wall to the south. There is a timber gate to the rear allowing access to the back lane.

### **SERVICES**

The following services can be found at the property: mains electric, gas, water and drainage, however, we have not verified any of the connections.

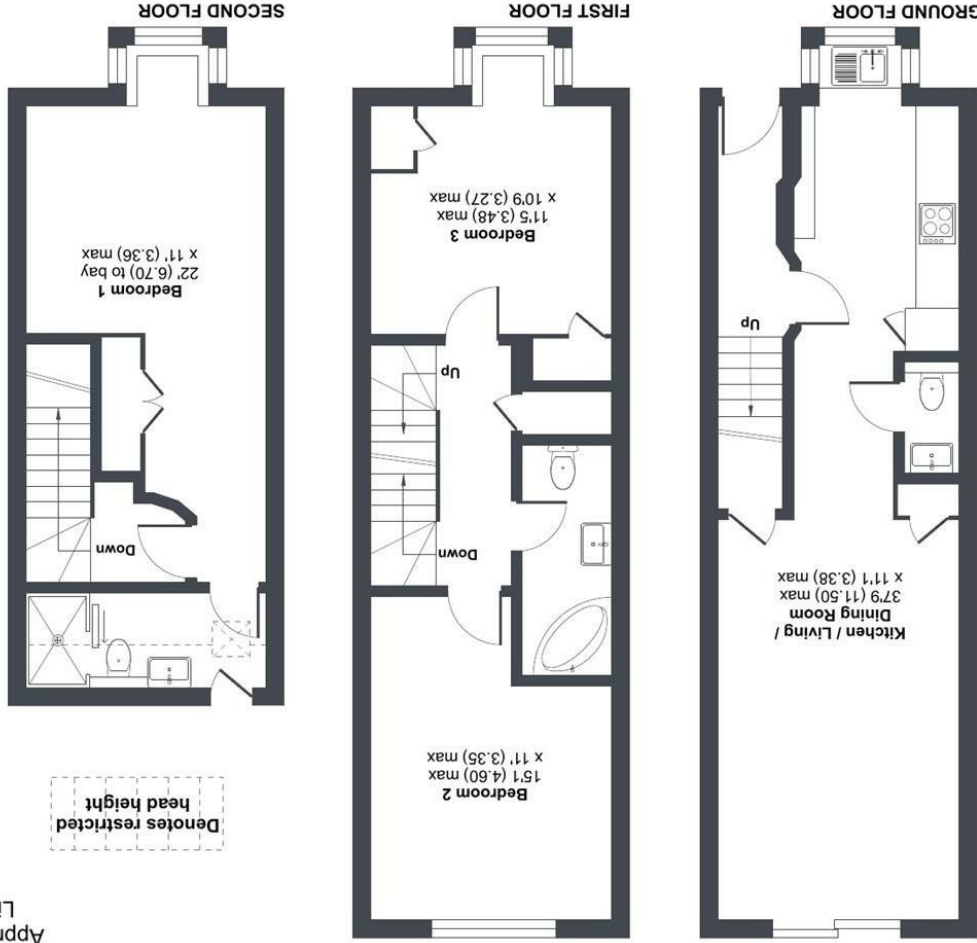
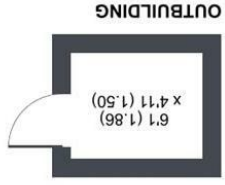
### **COUNCIL TAX BAND C**



# Ocean Heights, Ulliala Road, Newquay, TR7

Approximate Area = 1130 sq ft / 104.9 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Outbuilding = 30 sq ft / 2.7 sq m  
 Total = 1192 sq ft / 110.5 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Ball Agencies. REF: 1144395

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Energy Efficiency Rating	
Current	Potential
86	87

England & Wales	
EU Directive 2002/91/EC	
A (82 plus)	Very energy efficient - lower running costs
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	Not energy efficient - higher running costs
G (1-20)	

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