



23/25, Berry Road, Newquay, TR7 1AS

david ball
Agencies

David Ball Agencies is delighted to offer this spacious town centre property for sale. Currently fully occupied, the property is divided into 10 self-contained flats and includes rear parking for four vehicles. This investment provides a solid rental income, making it an excellent opportunity for buyers. Early viewing is highly recommended.

Asking Price £749,995 Freehold

Key Features

- Fantastic Investment Property
- 10 One Bedroom Self Contained Flats
- Fully Occupied on AST Leases
- Newquay Town Centre Location
- Fully HMO Compliant
- Great Income Potential
- Allocated Parking for 4 Vehicles
- Early Viewing is Highly Recommended



The Property

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

Berry Road is a primary thoroughfare into Newquay, connecting from Cliff Road and extending to Mount Wise. The property is conveniently located near the train station, Burger King, Aldi, and numerous restaurants and eateries. Newquay, Cornwall's largest holiday resort, is expected to see significant population growth in the next 30 years, with plans for over 5,000 new homes.

The Property

24/25 Berry Road is a substantial property currently configured into 10 one bedroom flats. The flats are all fully occupied on assured shorthold tenancy agreements with most tenants having been living in the property for a long term with none in arrears. This former guesthouse has undergone some changes and has recently had a new roof on no 23 and all certificates in place and up to date.

23 Berry Road

Entrance door. Carpeted hallway with doors leading to flats 1 & 2. Stairs rising to the first and second floors. Emergency lighting. Fire alarms and heat sensors.

Flat one (Ground floor)

Entrance door leading to
Kitchen

A range of cupboards, work surface. Electric cooker. Sink, drainer and hot and cold taps. Double glazed window to the rear. leading to

Bedroom

Radiator. Ceiling mounted light fitting. Leading to

Lounge

Large bay window to the front. Power points. Electric wall mounted radiator. Storage cupboard. Door to En-Suite

Electric shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Ceiling mounted light fitting.

Flat Two (Ground Floor)

Door leading to

Lounge

Double glazed window to the side. Ceiling mounted light fitting. Electric wall mounted radiator

Bedroom

Double glazed window to the rear. Ceiling mounted light fitting. Door to

En-Suite

Electric shower enclosed in a shower cubicle. Low level WC with top flush. Pedestal wash hand basin.

Electric radiator.

Kitchen

Step leading to Range of base and wall kitchen units. Composite sink and drainer. Electric cooker.

Wooden effect flooring. Double glazed doors leading to rear patio area.

Outside Space

Rear patio area with wooden gate leading to rear access lane. Parking for four vehicles.

Flat Three (1st Floor)

Wooden entrance door leading to

Kitchen Area

Double glazed window to the side. A range of kitchen cupboard and work surface. Electric cooker. Ceiling mounted light fitting. Carpet and lino flooring.

Bedroom

Double glazed window to the rear. Ceiling mounted light fitting

Shower Room

Enclosed electric shower unit. Low level WC.

Stairs rising to second floor

Carpet. Emergency lighting. Fire alarm and heat sensors.





Flat Four (2nd Floor)

Wooden door leading to

Lounge

Double glazed window to the front. Ceiling mounted light fitting. Wall mounted radiator. Power points.

Kitchen

Double glazed window to the front. Lino flooring. Ceiling mounted light fitting. Range of kitchen cupboard units with work surface. Electric cooker. Power points.

Bedroom

Double glazed window to the rear.

Shower Room

Enclosed electric shower unit. Pedestal wash hand basin. Low level WC. Extractor. Ceiling mounted light fitting.

Stairs rising to 3rd floor

Wooden door leading to

Flat Five

Double glazed window to the rear. Ceiling mounted light fitting. Range of power points.

Hallway

Meter cupboard. Storage cupboard over.

Bedroom

Double glazed window to the front. Wall mounted electric radiator. Sliding door to

Shower Room

Enclosed electric shower unit. Low level WC. Extractor fan. Light fitting.

Kitchen

Enclosed electric shower unit. Low level WC. Extractor fan. Light fitting.

Number 25

Flat one

Door leading to

Kitchen

A range of cupboards, work surface. Electric cooker. Sink, drainer and hot and cold taps. Double glazed window to the rear. leading to

Bedroom

Radiator. Ceiling mounted light fitting. Leading to

Lounge

Large bay window to the front. Power points. Electric wall mounted radiator. Storage cupboard. Door to Shower Room

Electric shower cubicle. Low level WC. Pedestal wash hand basin. Extractor fan. Ceiling mounted light fitting.

Flat Two (Ground Floor)

leading to

Lounge

Double glazed window to the side. Ceiling mounted light fitting. Electric wall mounted radiator

Bedroom

Double glazed window to the rear. Ceiling mounted light fitting. Door to

Shower Room

Electric shower enclosed in a shower cubicle. Low level WC with top flush. Pedestal wash hand basin. Electric radiator.

Kitchen

Step leading to Range of base and wall kitchen units. Composite sink and drainer. Electric cooker. Wooden effect flooring. Double glazed doors leading to rear patio area and rear access lane

Stairs Rising to First floor

Flat Three

Entrance door leading to

Kitchen

Double glazed window to the side. A range of kitchen cupboard and work surface. Electric cooker. Ceiling mounted light fitting. Carpet and lino flooring.

Bedroom

Double glazed window to the rear. Ceiling mounted light fitting

Shower Room



Flat Four 2nd Floor

Door leading to

Lounge

Double glazed window to the front. Ceiling mounted light fitting. Wall mounted radiator. Power points.

Kitchen

Double glazed window to the front. Lino flooring. Ceiling mounted light fitting. Range of kitchen cupboard units with work surface. Electric cooker. Power points.

Bedroom

Double glazed window to the rear.

Shower Room

Enclosed electric shower unit. Pedestal wash hand basin. Low level WC. Extractor. Ceiling mounted light fitting.

Stairs Rising to Flat Five

Double glazed window to the rear. Ceiling mounted light fitting. Range of power points.

Bedroom

Double glazed window to the front. Wall mounted electric radiator. Sliding door to Shower Room

Enclosed electric shower unit. Low level WC. Extractor fan. Light fitting.

Kitchen

Double glazed window to the front. A range of base, wall and drawer units with work surface over. Electric cooker. Stainless steel sink and drainer. Wall mounted radiator.

Agents Note

All flats have 3 phase electric and comply with all regulations. The electric is via individual coin meters. All tenants are on Assured shorthold Tenancies (AST) with no tenants being in arrears.

Council Tax Band

Each tenant responsible for their own council tax

Viewings

Strictly by Vendors Agent

David Ball Commerical

Tel: 01637 850850 or email paula@dba.estate



Berry Road, Newquay, TR7

Approximate Area = 4243 sq ft / 394.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced by David Ball Agencies. REF: 1174607





Connecting People to Property Perfectly

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