



17, Trenance Road, Newquay, TR7 2LT

david ball
Agencies

Opportunity to purchase a substantial end of terrace house that has been converted into eight self contained units, which would be a perfect addition to any professional landlords portfolio or an individual looking to become a first time landlord. The property offers one two bedroom flat, four one bedroom flats and three studio apartments. The property is entirely double glazed with electric heating. There is a parking area to the side of the property located off Bay View Terrace for a maximum of 5 cars. From the side the property enjoys distant sea views. Flat 1 £550pcm occupied. Flat 2 £550pcm occupied. Flat 3 £400pcm occupied. Flat 4 £595pcm occupied. Flat 5 £400pcm occupied. Flat 6 £625pcm applicant being referenced. Flat 7 £550pcm occupied. Flat 8 £350pcm occupied. Full occupancy achieves £4,020 per calendar month gross income and £48,240 per annum gross income. All tenancies are Periodic Assured Shorthold Tenancy Agreements.

Guide Price £575,000 Freehold

Key Features

- End of terrace property
- Eight self contained apartments
- Investment opportunity
- Rental figures from: £350pcm - £595pcm
- Town location
- uPVC double glazing throughout
- Electric wall mounted heating throughout
- Individual EPC's for each apartment
- Communal parking Area
- Viewing highly recommended

Location

Located on the corner of Trenance Road in a prominent elevated situation with sea views. The town centre is a short walk away in one direction whilst the popular Trenance Valley is located in the other direction.

To the front of property

There is a small enclosed crushed stone garden with access to the front door.

Accommodation in detail



Flat 1

Lounge and Kitchen 4.95m x 5.79m

UPVC double glazed bay window to the front. UPVC double glazed box bay window to the side. Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Electric built in oven. Inset stainless steel sink and drainer. Electric wall mounted radiator.

Single glazed double doors to:

Bedroom 3.52m x 3.82m

UPVC double glazed box bay window to the side. Electric wall mounted radiator.

En-suite 1.35m x 2.38m

Hygienic wall cladding. Shower cubicle with independent electric shower unit. Low level WC suite. Corner wash hand basin. Extractor.

EPC - E

Flat 2

Lounge/Kitchen

Lounge 4.92m x 2.89m maximum

Built in double louvre door storage cupboard. Wall mounted electric radiator. With open access to:

Kitchen 2.65m x 2.08m maximum

Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Electric built in oven. Inset stainless steel sink and drainer.

Shower Room 0.82m x 2.41m

Hygienic wall cladding. Shower cubicle with sliding doors and independent electric shower unit. Low level WC suite. Wash hand basin.

Bedroom 3.34m x 2.74m maximum slightly irregular in shape.

UPVC sealed unit double glazed door providing access to: parking area, Electric wall mounted radiator.

EPC - D

Staircase ascending to the first floor

Half landing

Flat 3

Living Space 6.40m x 2.85m (maximum including en-suite)

Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Inset stainless steel sink and drainer. Electric wall mounted radiator.

En-suite 1.05m x 1.83m maximum

Obscure uPVC double glazed window. Shower unit with electric shower unit over, Low level WC. Wash hand basin. Extractor.

EPC - E

Staircase ascending to main landing





Flat 4

Lounge/Kitchen

Lounge 4.38m x 7.33 maximum

uPVC double glazed bay window to the front. uPVC double glazed box bay window to the side with UPVC double glazed door providing access to balcony.

Kitchen

Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Electric built in oven. Inset stainless steel sink and drainer. Electric wall mounted radiator.

Bedroom 5.19m x 3.37m maximum including en-suite and irregular in shape.

uPVC double glazed box bay window to the side with sea views.

En-suite 1.09m x 2.15m maximum

Hygienic wall cladding. Quarter circular shape shower cubicle with sliding doors and independent electric shower unit. Low level WC suite. Wash hand basin.

EPC - E

Staircase ascending to the second floor

Half landing

Flat 5

Lounge/Kitchen/Bedroom 6.37m x 3.32m maximum including the en-suite.

Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Electric built in oven. Inset stainless steel sink and drainer. Electric wall mounted radiator.

En-suite

Hygienic wall cladding. Shower cubicle with independent electric shower unit. Low level WC suite. Wash hand basin.

EPC - E

Staircase ascending to

Flat 6

Lobby

Door to kitchen. Door to:

Kitchen area 3.53m x 3.90m maximum

Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Electric built in oven. Inset stainless steel sink and drainer. Electric wall mounted radiator.

Lounge 3.95m x 2.69m maximum

UPVC double glazed window to the front. Door to bedroom.

Bedroom 2.99m x 3.02m maximum

Two UPVC double glazed windows to the front. Door to en-suite.

Shower room/en-suite 0.91m x 1.68m maximum

Shower cubicle with door. Low level WC suite. Pedestal wash hand basin. Tiled walls. Tiled floor. Door to bedroom. Extractor.

EPC - D



To the side and rear of the property

There is a parking area for a maximum of 5 cars as well as access to flat 7 and 8.

Flat 7

Lounge/Kitchen

Lounge 5.09m x 2.89m maximum
UPVC double glazed window to the side.

Open access from lounge to:

Kitchen 2.25m x 2.07m maximum
Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Electric built in oven. Inset stainless steel sink and drainer. Electric wall mounted radiator.

Bedroom 1 3.55m x 2.51m maximum
Velux double glazed window. Built in storage area (not included in measurements)

Bedroom 2 2.73m x 2.36m maximum
Built in storage cupboard (not included in measurements)

Shower room 2.04m x 1.24m maximum
Hygienic wall cladding. Quarter circular shape shower cubicle with sliding doors and independent electric shower unit. Low level WC suite. Wash hand basin.

EPC - E

Flat 8

Living Space 6.71m x 2.82m maximum including the en-suite
UPVC double glazed window to the side with sea views. Kitchen with a range of base, wall and drawer units with roll top work surfaces over. Four ring electric hob with stainless steel extractor hood over. Electric built in oven. Inset stainless steel sink and drainer. Electric wall mounted radiator.

En-suite 0.79m x 2.41m maximum
Hygienic wall cladding. Shower cubicle with independent electric shower unit. Small window. Low level WC suite. Wash hand basin.

EPC - D

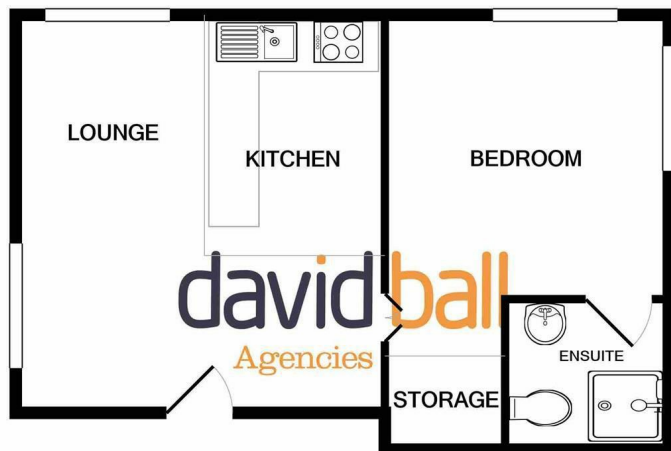
AGENTS NOTES

All apartments are operated on £1 coin electric meters, with the landlord responsible for the total bill.

Water is included in the monthly rental amount with the landlord responsible for the water rates.

Tenants are responsible for their flats council tax.

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



TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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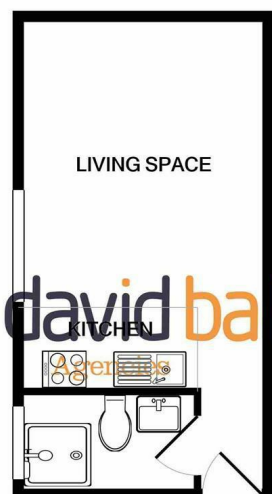
Flat 1



TOTAL APPROX. FLOOR AREA 388 SQ.FT. (36.0 SQ.M.)

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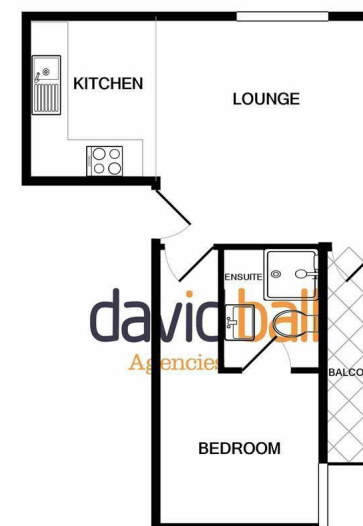
Flat 2



TOTAL APPROX. FLOOR AREA 194 SQ.FT. (18.0 SQ.M.)

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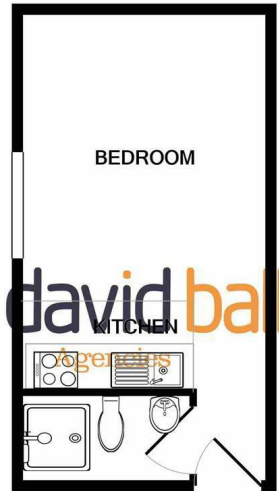
Flat 3



TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)

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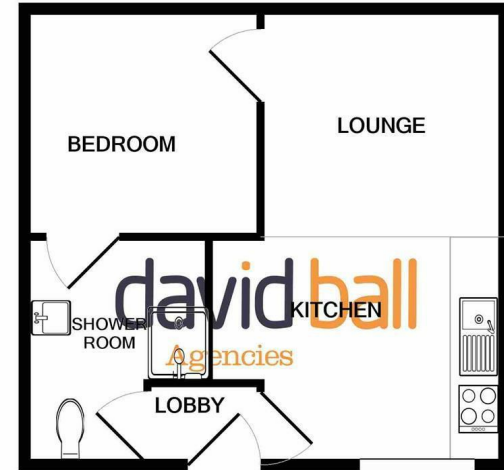
Flat 4



TOTAL APPROX. FLOOR AREA 226 SQ.FT. (21.0 SQ.M.)

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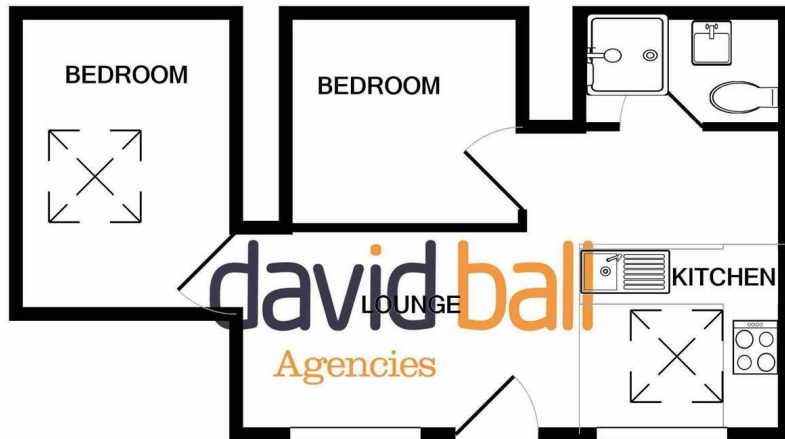
Flat 5



TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 SQ.M.)

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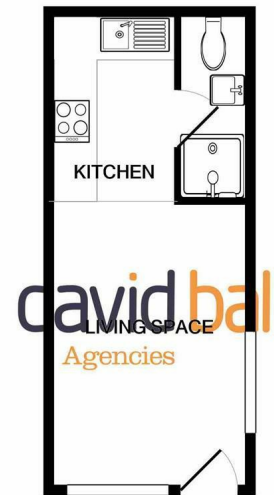
Flat 6



TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

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Flat 7



TOTAL APPROX. FLOOR AREA 194 SQ.FT. (18.0 SQ.M.)

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Flat 8



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Agencies



rightmove

Zoopla.co.uk

PrimeLocation.com

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