

7 Mountwise Cottages, Mount Wise, Newquay, TR7 2BX



SEMI-DETACHED 3 BEDROOM HOUSE REQUIRING REFURBISHMENT AND MODERNISATION OFF MOUNT WISE IN CENTRAL NEWQUAY WITH GARDENS AND PARKING FOR 2 CARS

- 3 Bedroom semi-detached house for refurbishment
- Side parking for 2 cars
- Lounge, dining room and kitchen
- Available from late August 2024
- Gas central heating, single glazing
- Sea glimpses from front West facing garden
- 3 first floor bedrooms, bathroom and WC
- Enclosed rear garden
- Town centre location, short walk to town
- No onward chain

Reduced To £260,000 Freehold

LIVING ROOM

15'4 x 11'5 (4.67m x 3.48m)

DINING ROOM

11'6 x 9'3 (3.51m x 2.82m)

HALLWAY

12'5 x 3'9 (3.78m x 1.14m)

KITCHEN

8'1 x 6'7 (2.46m x 2.01m)

FIRST FLOOR LANDING**BEDROOM**

12'6 x 11'2 (3.81m x 3.40m)

BEDROOM

11'4 x 9'6 (3.45m x 2.90m)

BEDROOM

8'2 x 6'11 (2.49m x 2.11m)

BATHROOM

8'2 x 4'2 (2.49m x 1.27m)

WC

4'10 x 2'4 (1.47m x 0.71m)

MUNDIC

The owners carried out a mundic test in February 2024. Result - A1 passed

CONSTRUCTION

The property is constructed of rendered solid block elevations.

PARKING

The current title CL323389 does not include any parking facility. The sale will however include 2 parking spaces to the South side of the property in the new development plan.

POSSESSION

The property is currently occupied by tenants and vacant possession will not be available until late August 2024

ADJOINING

The land to the South of the subject property (formerly JEWSONS yard) has been sold to a developer who intends to construct around 30 residential houses on this site. The current gate will be removed in time and this road used as access for the new development.

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Broadband: up to 1000mbs
Mobile Coverage: Very Good
(Source OFCOM)

TENURE


Freehold

SERVICES

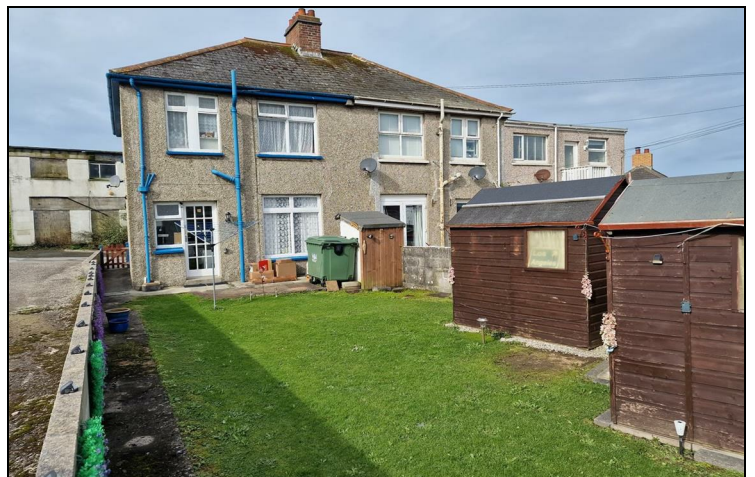
All mains

COUNCIL TAX

Band B

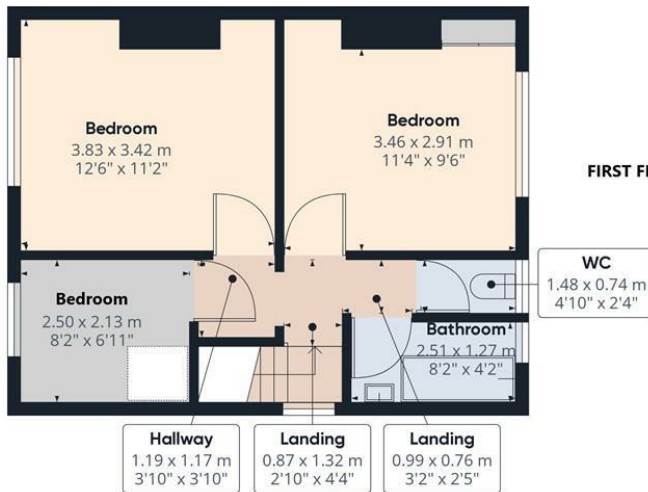
| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 46 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |







GROUND FLOOR



FIRST FLOOR

Approximate total area⁽¹⁾
76.56 m²
824.05 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Start & co

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