Start & co
THE NEWQUAY ESTATE AGENT
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38 Cavendish Crescent, Newquay, TR7 3DS

VACANT CHAIN FREE POSSESSION | GARAGE | 2 double bedroom coach house with open plan living accommodation, garage, and gas central heating, located on a popular residential estate within walking distance to Newquay Town and the schools.

- Popular residential development with good links in and out of the town centre
- Gas central heating, uPVC double glazing with solar assisted hot water
- 2 double bedrooms with a master en-suite shower room
- Garage with allocated parking space
- Great first time buy or investment property with a potential rental income of £995pcm
- Spacious accommodation throughout ideal for couples or young families
- No onward chain

Price £210,000 Freehold

38 Cavendish Crescent is a modern coach-house located on the popular Trevenson Meadows development. Approximately 2 miles from the Town Centre, the property is in walking distance to a range of shopping facilities, restaurants, Newquay Orchard, bars and the amazing coastline that Newquay has to offer, whilst offering direct access out of the town and to the local primary and secondary schools.

From the ground floor entrance hall, the property has a small downstairs hallway before ascending the staircase to the first floor living accommodation. The hallway towards the back of the property provides access to all rooms and has a large cupboard housing the pressurised cylinder and control panel for the solar unit.

The open plan lounge/kitchen/diner is very light thanks to the dual aspect North to South bayed windows. The kitchen has a range of flat white units with brushed steel handles under a granite effect laminate worktop providing recessed for all the expected white good and includes an electric oven and electric hob unit. There is ample room for a 6 seater dining room table and a corner storage cupboard houses the gas boiler which provides the heating throughout the apartment.

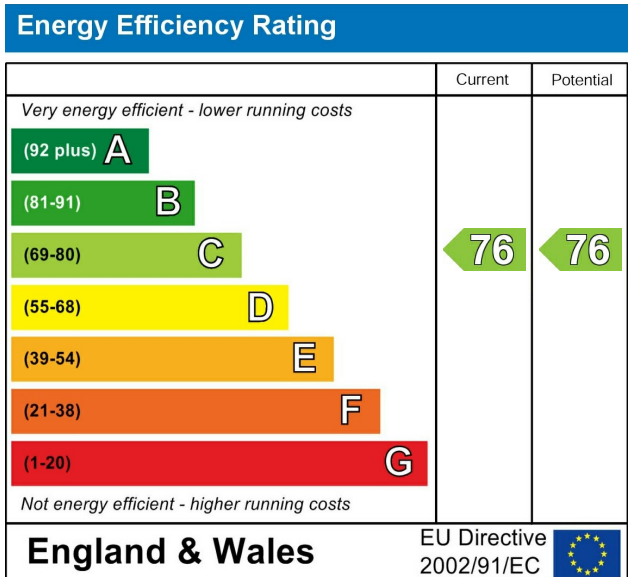
There are 2 double bedrooms with front aspect windows with the master having a shower en-suite and there is a family bathroom with bath and white bathroom suite.

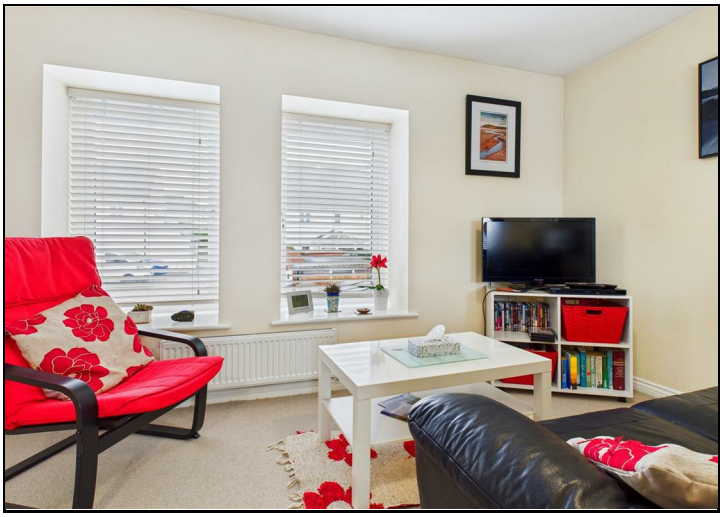
Outside the property has a garage adjacent to the entrance stairwell and benefits from an electric and water supply.

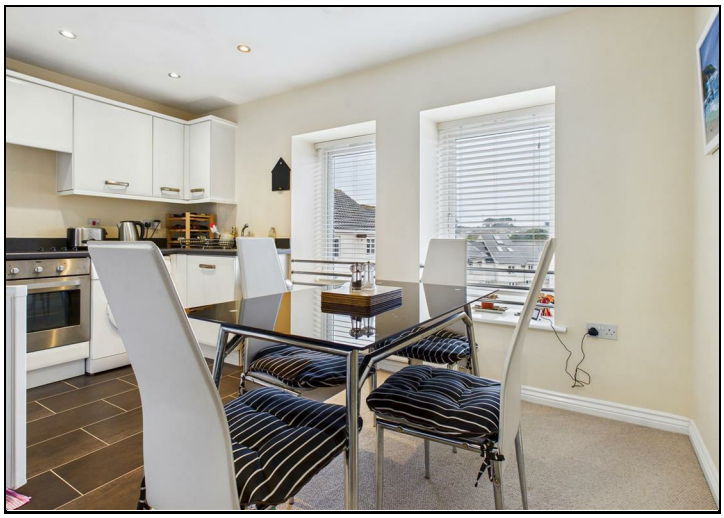
TENURE
Freehold. Three of the ground floor garages are leased to neighbouring properties on a 999 year lease with 1/8th insurance contribution to the building insurance.
There is an estate charge of £139 Per Annum.

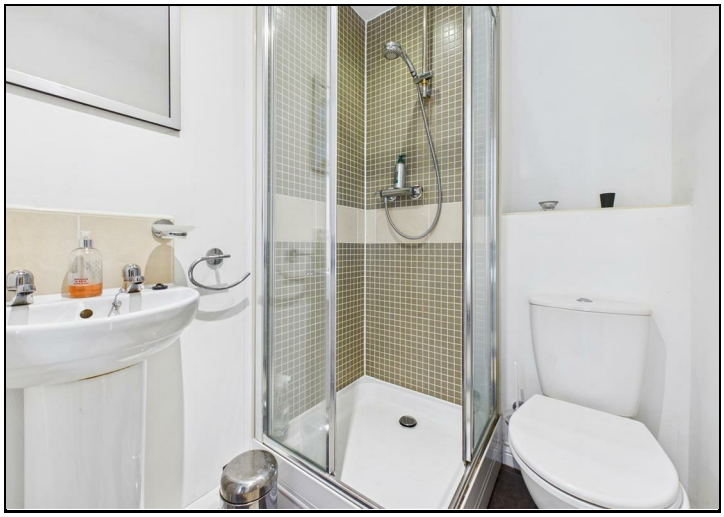
SERVICES
All mains

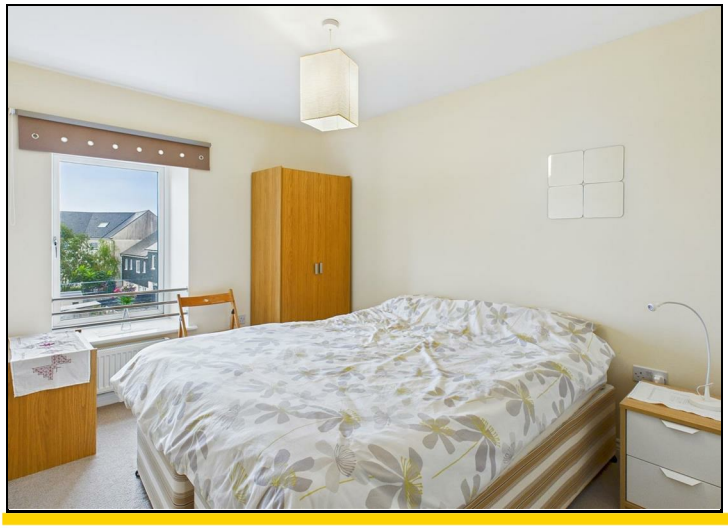
COUNCIL TAX
Band B

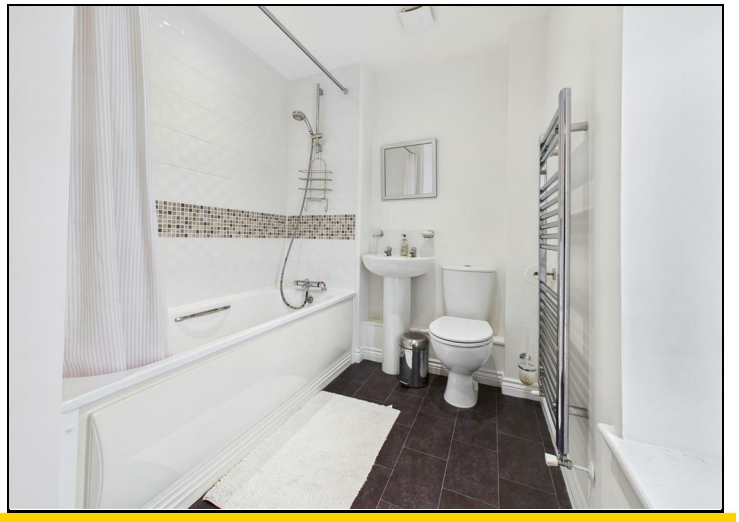


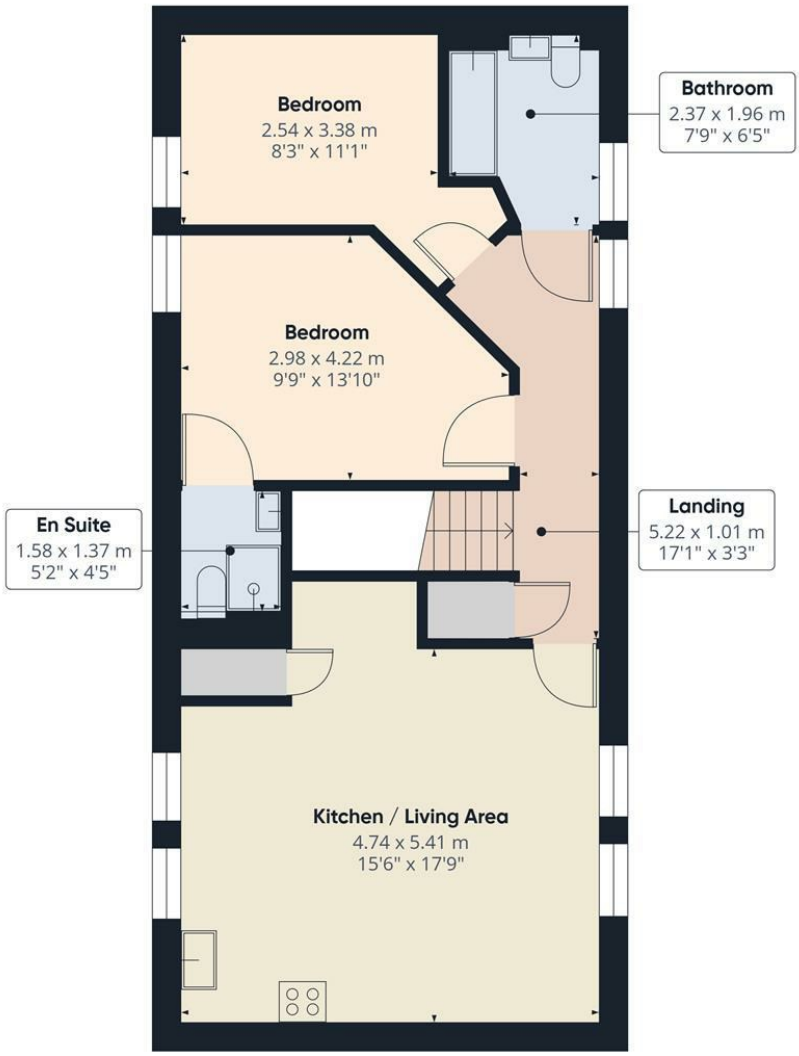












Floor 1

Approximate total area(1)

64.4 m²

694 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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