

## 22 Hyns An Vownder, Newquay, TR8 4GB



**Mid-terrace well presented 2 double bedroom house ideal for first time buyers with a rear conservatory opening onto an immaculate rear garden with rear decking and storage shed.**

- Immaculate low maintenance garden with access and storage
- Popular residential area with good travel links in and out of Newquay Town
- Allocated parking directly in front of the property
- Nice conservatory to the rear
- Quiet cul-de-sac off the main road
- Great low maintenance investment property with rental potential of £995pcm

**Price £240,000 Leasehold**



Located on The Goldings development in Lane, this house offers a great location for families with easy access to the town centre, as well as level walks to a handful of larger supermarkets, primary schools and the popular Prow Park Business Village offering multiple food outlets and a variety of local businesses.

From the front, you enter an entrance hall with the staircase ascending to the first floor and a downstairs WC. This also provides access to the lounge which benefits from a large under stairs storage cupboard and provides access to the kitchen/diner. The kitchen has a range of floor and wall mounted units and also houses the gas combination boiler providing hot water and central heating throughout. There is ample room for a dining area which opens through to a recently fitted conservatory.

The first floor provides 2 double bedrooms both with wardrobes which will be included in the sale and the main bathroom which has been converted into a wet room shower room.

Outside the property has a a landscaped rear garden with rear access. A artificial grassed area directly behind the conservatory with raised boarder leads to a decked area which also has a storage shed which will be included in the sale.

TENURE

Leasehold - 999 year lease from 2016. £150pa ground rent. Estate management charge £165.19 for 2025.

The freehold is available to purchase at a cost of £2000.

SERVICES

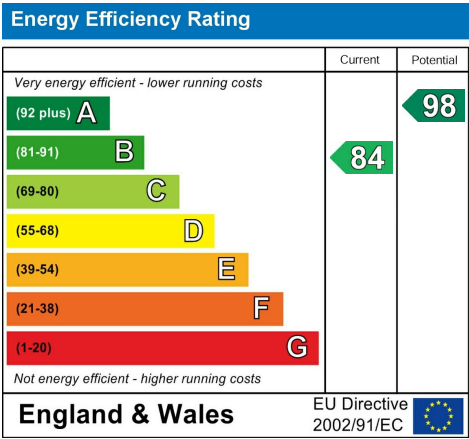
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COUNCIL TAX

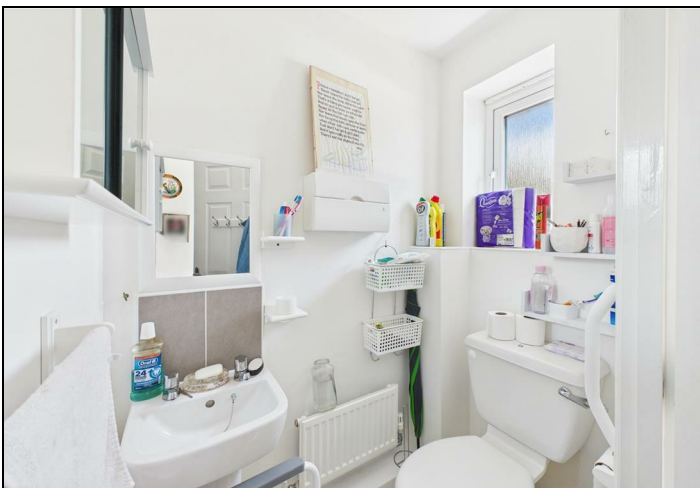
Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY

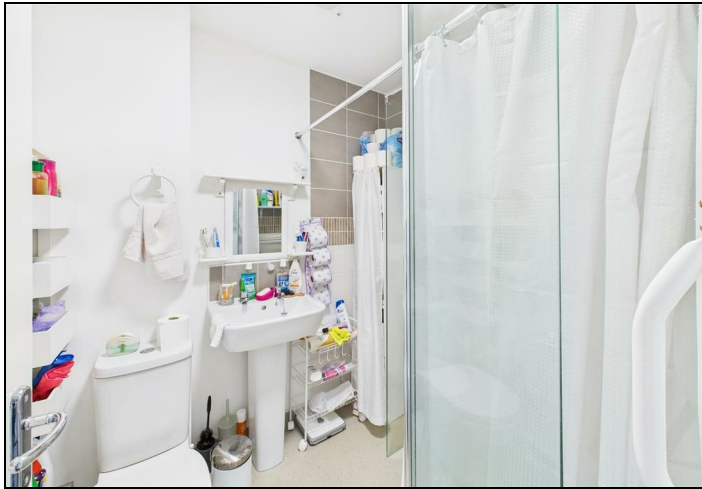
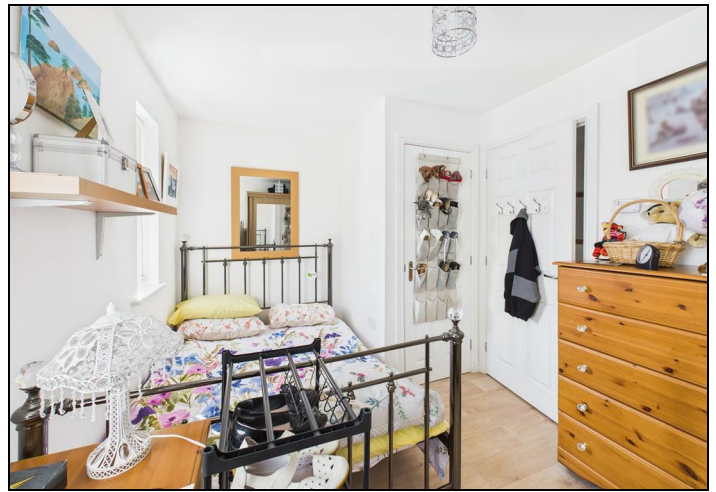
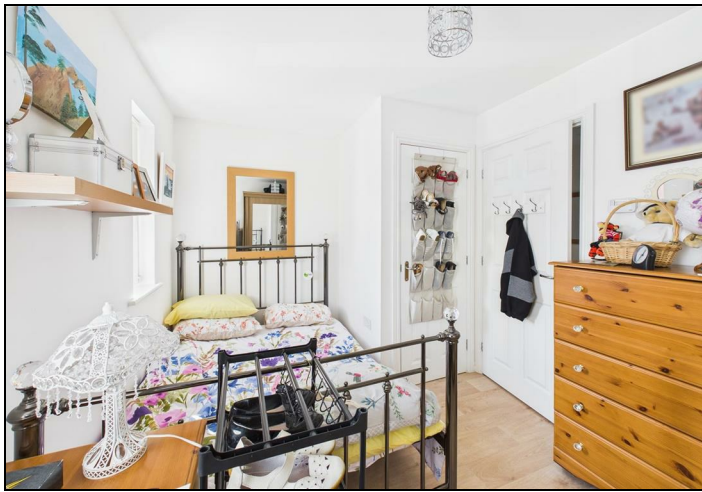
Fastest available download speed: up to 1800Mbps  
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