

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 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

All Mains

COUNCIL TAX

Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1800Mbs

Mobile coverage: Likely

(Source: OFCOM)

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 98 |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
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