



3, Higher Tower Road, Newquay, TR7 1QL

david ball
Agencies

A fantastic investment opportunity to purchase a double fronted townhouse converted into a block of 4 apartments in the heart of Newquay Town Centre. Located within a stones throw from the town centre and Fistril Beach the property is currently arranged into four, one bedroom self contained apartments. All the apartments have all been residentially let since the conversion in 2007 and benefit from having their own private entrances and separate electric supplies. Externally there is are small enclosed courtyards to apartment 1 & 2 along with a communal storage courtyard for the flats above. Viewing highly recommended.

Guide Price £350,000 Leasehold

Key Features

- Large end of terrace property
- Separate Private Entrances to all Flats
- Planning Consent C2/06/02130 and C2/04/01753
- Located a Short Walk from Town Centre
- Electric Heaters & Separately Metered
- Four one bedroom apartments
- All Tenancies with AST's
- Apartments 1 & 2 with private Front Entrances
- Walking Distance to Fistril Beach
- Early Viewing is Highly Recommended

Agents Note

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

The Situation

Higher Tower Road is situated in the heart of Newquay and its beautiful beaches and harbour. In the immediate vicinity is the world-famous Fistril Beach and Newquay's 18 hole links golf course and clubhouse with its listed tower building steeped in golfing history, along with its spectacular course and views stretching from Pentire to Fistril Beach. The Basket a delightful coffee shop serving cake and lunches is a firm favourite with locals and holidaymakers alike and is within a stone's throw from the property. A convenience store is a few yards away and the supermarket of Sainsbury's is but a short walk from the property.

The glorious beaches and coastline are in close proximity but, when you're not catching a wave or perfecting your tan on the beach, there are lots of other local attractions to enjoy. A short distance away you'll find Trenance Leisure Gardens, Newquay Zoo and the Heron tennis centre. There's also a network of dedicated cycling tracks offering routes to the nearby towns of Bodmin, Padstow, and Truro.

The town of Newquay offers shopping, schooling, banking and a historical picturesque working fishing harbour. There are bus and rail links to outlying areas and Newquay Airport is approximately 7 miles distance.





The Property

Comprises four one bedroom self contained apartments all with their own individual entrances located in the heart of Newquay close to the town centre and amenities. Planning Consent C2/06/02130 and C2/04/01753

Apartment No.1 - £600pcm

Lounge 3.10m x 4.00m max

Bedroom 3.10m x 3.30m max

Accessed via its own front door from Tower Road the apartment opens up into the open plan living area/kitchen. A range of base units and complimentary black laminate worktops. Stainless steel sink with mixer tap over, water heater, electric oven and ceramic hob with extractor over. A feature bay window floods the living space with light and features modern electric heating. The master bedroom benefits from French doors leading out to the rear courtyard. there is also a fresh white bathroom featuring low level WC with top flush, pedestal wash hand basin and shower enclosure with electric shower, hose and head EPC - D

Apartment No.2 - £650pcm

Lounge 3.50m x 3.70m max

Bedroom 2.50m x 3.00m max

Apartment No.2 with its own roadside front door. French doors lead you out to the rear courtyard. The open plan living space offers a kitchen with white base units and complimentary black laminate worktops. Stainless steel sink with mixer tap over, water heater, electric oven and ceramic hob with extractor fan. Separate bedroom with feature bay window and built in wardrobe. Bathroom featuring low level WC with top flush, wash hand basin and shower enclosure with electric shower. EPC - D

Apartment No.3 - £650pcm

Lounge 3.20m x 4.00m max

Bedroom 3.10m x 3.00m max

Accessed via the rear fire escape with its own private door is No.3. The open plan living space offers a kitchen with white base units and complimentary black laminate worktops. Stainless steel sink with mixer tap over, water heater, electric oven and ceramic hob. Separate bedroom with window and built in wardrobe. Loft access. Bathroom with low level WC with top flush, wash basin and shower enclosure with electric shower. Ceiling mounted light fitting EPC - D

Apartment No.4 - £600pcm

Also accessed via the rear fire escape with its own front door is No.4 - Entrance hall leading to a open plan living area/kitchen with base units and complimentary black laminate worktops. Stainless steel sink with mixer tap over, water heater, electric oven and ceramic hob. A feature bay window floods the living space with light and features modern electric heating. The master bedroom benefits from a built in wardrobe. Bathroom featuring W/C with top flush, wash hand basin and shower enclosure with electric shower. EPC - D

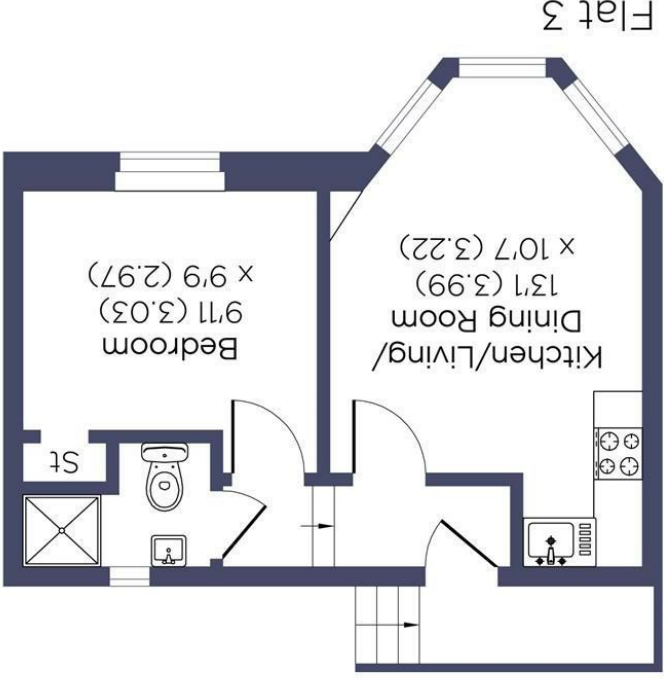
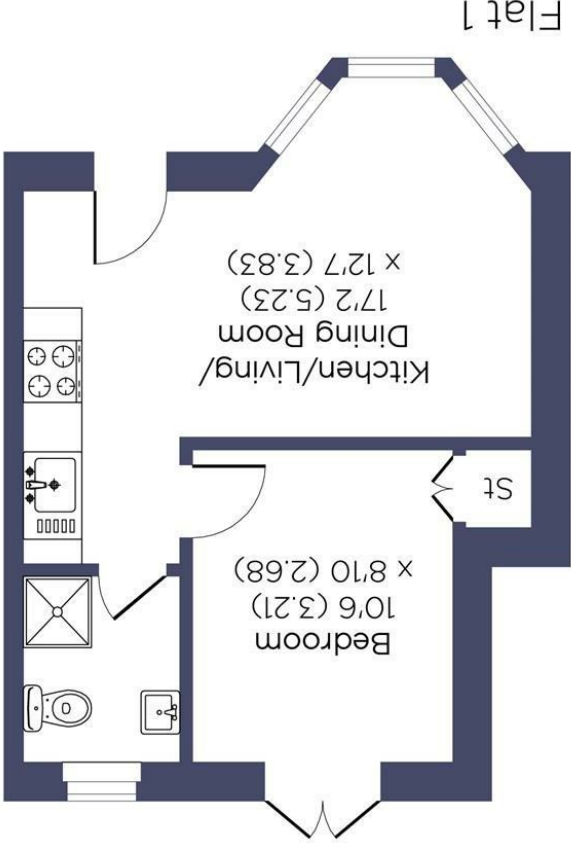
Agents Note

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Viewing

By Appointment only through the vendors agent
David Ball Agencies
01637 850850

Higher Tower Road, Newquay, TR7
Approximate Area = 624 sq ft / 57.9 sq m



david ball
Agencies

01637
850850

www.davidballagencies.co.uk



Connecting People to Property Perfectly

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings: supplied furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. 5. All dimensions are approximate. services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries.