



Trencreek Road

Newquay

TR8 4NR

Guide Price £170,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- PERFECT FIRST HOME
  - DOUBLE GLAZING THROUGHOUT
- EXPANSIVE REAR GARDEN
- COSMETIC MODERNISATION REQUIRED
- EXPECTED RENTAL YIELD OF 7%
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 635.07 sq ft



2



1



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E43

### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this attractive and well-maintained two-bedroom end-of-terrace home to the market. Ideally positioned on the outskirts of the ever-popular coastal town of Newquay, the property offers an excellent opportunity for first-time buyers seeking a comfortable home or investors looking to enhance their portfolio. With the potential to achieve a rental income of approximately £1,050 per calendar month, this equates to a strong rental yield of around 7%, making it a particularly appealing investment.

The accommodation comprises a generous living room, providing a bright and welcoming space, which leads seamlessly through to the kitchen, creating a practical and sociable layout ideal for modern living. Upstairs, the property continues to impress with two well-proportioned double bedrooms and a contemporary family bathroom, offering comfortable and flexible accommodation for a variety of needs.

Externally, the home boasts an enclosed lawned garden to the rear, offering a private and low-maintenance outdoor space with scope for further personalisation, perfect for relaxing, entertaining, or enjoying the outdoors. In addition, whilst there is no off road parking, there is an abundance of off-road parking nearby.

Further benefits include the property falling within Council Tax Band A and being connected to all mains services, including water, electricity, and drainage.

Viewings are highly recommended to appreciate all this home has to offer.

### LOCATION

This property is situated on the outskirts of the seaside town of Newquay. Local amenities including doctors surgery, Parish church, convenience shops, post office, public house and primary and secondary schools which are all within a short distance. Newquay offers a variety of different stunning coastal walks, beaches such as Fistral, Tolcarne and Lusty Glaze, in addition to a wide range outdoor activities such as coasteering, jet ski rides, surf lessons and many more. Newquay also accommodates its own aquarium, zoo and the annually well renowned festival of Boardmasters. In regards to public transport the nearest bus stop is within walking distance and provides routes all across the county. Newquay Airport is a short drive away and is perfect for commuters or for those jetsetters amongst us.

### THE ACCOMMODATION COMPRISES

(Please see floorplan for measurements)

### LIVING ROOM

Skimmed ceiling. Double glazed window to the front aspect. Panel heater. Multiple plug sockets. Skirting.

### KITCHEN

Extractor fan. Consumer unit. Double-glazed window to the rear aspect. A range of wall and base fitted units with roll-top work surfaces, incorporating a stainless steel sink and drainer. Splash-back tiling. Space for an electric cooker and space for a fridge. Pantry. Large storage cupboard. Multiple plug sockets. Vinyl flooring. Door leading to the rear garden.

### FIRST FLOOR LANDING

Skimmed ceiling. Smoke sensor. Loft access. Skirting. Doors leading to:

### BEDROOM ONE

Two double glazed window to the rear aspect. Panel Heater. Ample plug sockets. Skirting.

### BEDROOM TWO

Skimmed ceiling. Double glazed window to the rear aspect. Panel heater. Built in storage cupboard. Ample plug sockets. Skirting.

### BATHROOM

Extractor fan. Frosted double glazed window to the side aspect. Splash-back tiling. Wash Basin. W.C. Skirting.

### EXTERNALLY

### GARDEN

Externally, the home boasts an enclosed lawned garden to the rear, offering a private and low-maintenance outdoor space with scope for further personalisation, perfect for relaxing, entertaining, or enjoying the outdoors.

### PARKING

An abundance of on street parking can be found close by.

### SERVICES

Further benefits include the property falling within Council Tax Band A and being connected to all mains services, including water, electricity, and drainage.

### AGENTS NOTES

Annual Service Charge of £446.40 \*The service charge is subject to annual review.

Please note that there is a right of way across the rear of property, for neighbouring property.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

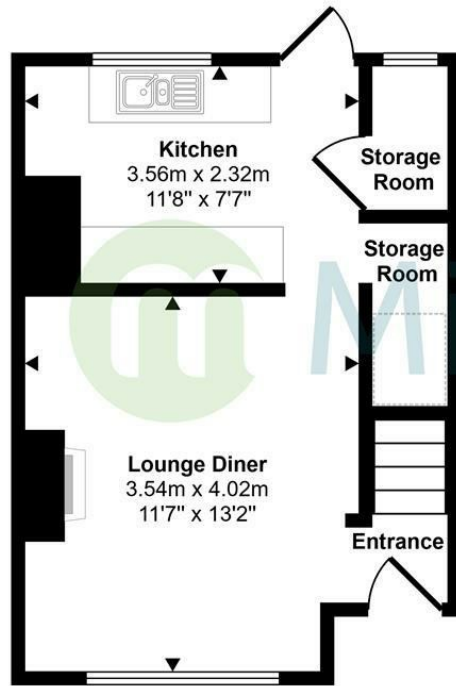
Tenure: Freehold



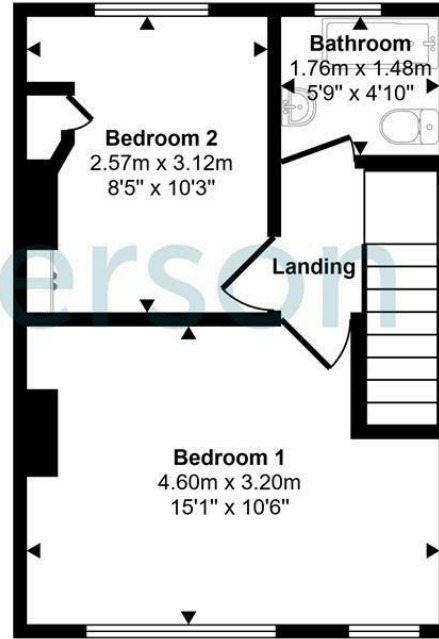
Property type: House  
Property construction: Standard construction  
Energy Performance rating: E  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: None is installed.  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: Yes: Footway right of way to rear of the property.  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
58 sq m / 623 sq ft



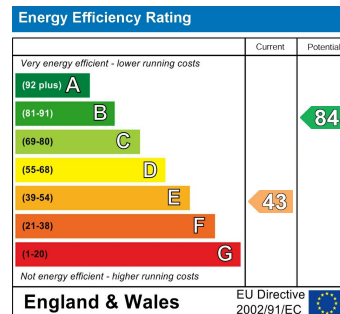
Ground Floor  
Approx 29 sq m / 307 sq ft



First Floor  
Approx 29 sq m / 316 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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