Tradewinds, 2 Trenance road, Newquay, TR7 2LT

david ball
Agencies

David Ball Agencies is delighted to offer for sale a substantial property in the heart of Newquay successfully converted many years ago to form 6 letting units. The property includes parking to the rear for numerous vehicles. This investment provides a current rental income of £42,000 per annum,
Early viewing is highly recommended.

£650,000 Freehold

Key Features

- Newquay Town Centre Location
- A Block of Six Letting Units currently achieving rent of £41,637 per annum
- Sea Views over Newquay Bay
- Parking for Numerous Vehicles to the Rear
- Close to Amenities
- Ideal Investment Opportunity
- All tenancies on AST Leases
- Please call to View

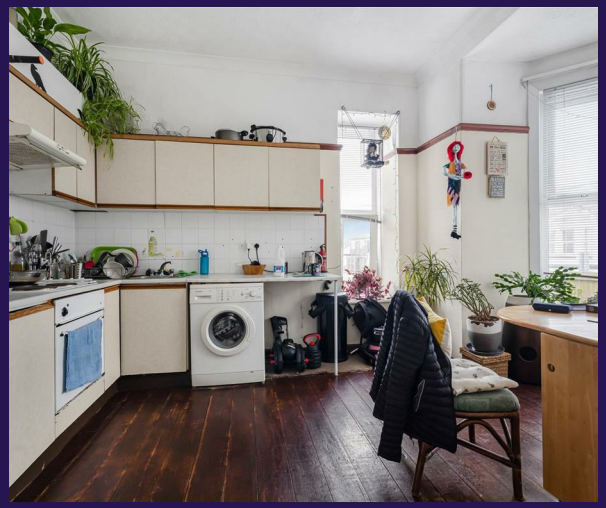
Agents Note
Supplied Services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

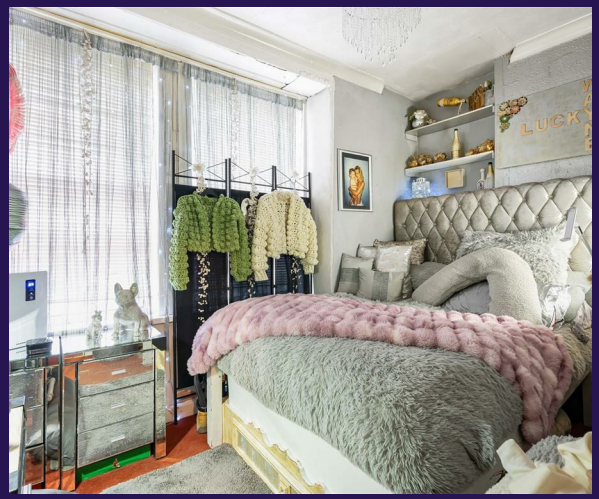
The Situation
Trenance Road runs off the junction of Berry Road and Mount Wise giving access to the popular Trenance Valley with various amenities, Boating Lake and Gardens. In the opposite direction the town centre is only a short distance away as are the beaches and sea front.

The Property
A substantial property comprising of six self contained flats over 3 floors. All tenants are on AST tenancies. The rental income is currently £42,000 per annum. There is a large car park to the side with parking for several cars.

Hallway
Original tiling to hallway. Meter cupboard. Fire alarm panel. Post boxes. Ceiling mounted light fitting. Doors to Flats one and two. Stairs rising to first and second floors.

Flat One (Ground Floor) £590 pcm
Lounge/Kitchen/Diner
Double glazed windows to the front aspect. Ceiling mounted light fitting. Wall mounted radiator. A range of base, wall and drawer units with work surface over. Electric oven, four ring gas hob with extractor over.
Hallway
Ceiling mounted light fitting. Coat hooks. Smoke detector. High level fuse board.
Bathroom
Low level WC. Pedestal sink with hot and cold taps and mirror over. Shower cubicle with Triton electric shower, riser bar, hose and head.
Bedroom One
Double glazed window to the side. Ceiling mounted light fitting, Power points. Radiator.
Bedroom Two (single room)
Double glazed window to the side. Ceiling mounted light fitting. Power points.





Flat Two (Ground Floor) £567.66 pcm
Lounge/Kitchen
Double glazed bay windows to the front aspect. Double glazed window to the side aspect with views over Newquay Bay. Storage heater. A range of base, wall and drawer units with inset electric cooker with four ring hob and extractor over. Ceiling fan and lighting. Range of power points.
Lounge/Bed One
Double glazed window to the side. Wall mounted heater. Ceiling light fitting. Range of power points.
Bathroom
Low level WC. Pedestal wash hand basin with hot and cold taps. Shower cubicle with electric shower. Shelving.
Step into Bedroom Two
Double glazed window to the side. Double glazed window to the rear. Ceiling mounted light fitting. Built in wardrobe. Power points.
Bedroom Three
Double glazed window to the side. Ceiling mounted light fitting. Radiator. Smoke detector.

Stairs Rising to First Floor
Double glaze window to the rear. Emergency Lighting. Fire Alarm

Flat Three (First Floor) £568.00 pcm
Hallway
Coat hooks. Built in storage.
Bedroom Two
Double glazed window to the front aspect. Radiator. Ceiling mounted light fitting.
Bedroom One
Two double glazed windows to the front elevation. Ceiling mounted light fitting. Power points.
Bathroom
Low level WC. Pedestal wash hand basin with hot and cold tap. Bath with hot and cold taps with shower over with attachments. Mirror.
Lounge/Kitchen
Two double glazed windows to the rear. A range of base wall and drawer units. Stainless steel sink and drainer. Built in over with hob and extractor over. Radiator. Ceiling mounted light fitting. Power points.

Flat Four (First Floor) £567.66 pcm
Wooden entrance door leading to
Hallway.
Lounge/Kitchen
Double glazed window to the front aspect. Double glazed window to the side aspect with views over Newquay Bay. Ceiling mounted light fitting. Range of base, wall and drawer units. Electric oven with four ring hob. Circular sink, drainer and mixer tap over.
Bedroom One
Double glazed window to the rear. Built in wardrobe. Ceiling mounted light fitting. Radiator. Power points.
Bathroom
Obscured double glazed window to the rear. Low level WC. Wall mounted sink with hot and cold taps. Shower cubicle with electric shower, hose and head.

Stairs rising to Second Floor
Double glazed window to the rear. Ceiling hatch. Emergency Lighting. Fire Alarm/

Flat Five (Second Floor) £569.83 pcm
Door leading to Hallway
Hot water boiler. Velux window. Double glazed window to the side. Ceiling mounted light fitting.
Stainless steel sink and drainer.
Bedroom One
Double glazed window to the front. Cupboard. Ceiling light fitting. Power points.
Bedroom Two
Double glazed window to the front. Shelving. Built in wardrobe. Ceiling mounted light fitting. Power points.
Bathroom

flat Six (Second Floor) £606.66 pcm
Hallway
Ceiling mounted light fitting. Coat hooks. Fuse box. Fire alarm. Door leading to
Lounge/Kitchen
Double glazed window to side with fabulous views over Newquay Bay. Double glazed window to the front aspect. Ceiling mounted light fitting. Range of base, wall and drawer units with electric cooker and four ring hob. Stainless steel sink and drainer with hot and cold taps. Radiator (not working)
Bedroom
Ceiling mounted light fitting. Radiator. Velux window. Built in wardrobe. Range of power points. Air vent.
Bathroom
Low level WC. Wall mounted sink with hot and cold taps and mirror over. Shower cubicle with Triton electric shower, hose and head.

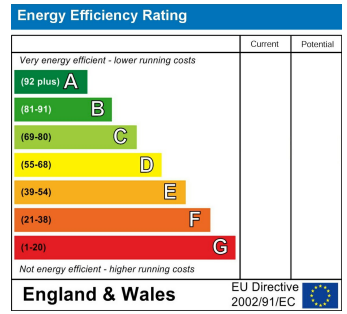
Outside
Steps leading to front entrance with garden areas to the left and to the right with Cornish Palms. Access to the rear car park with parking for several cars.

Services
Mains electric, water and drainage can be found at the property, however, we have not verified any of the connections.

Viewings
Strictly by appointment only through the Vendor's agent
David Ball Agencies
01637 850850

Trenance Road, Newquay, TR7

Approximate Area = 2924 sq ft / 271.6 sq m



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www.davidballagencies.co.uk

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