Start & co
THE NEWQUAY ESTATE AGENT
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1 Bell View House, Post Office Mews, Cubert, TR8 5TA

VILLAGE LOCATION | RECENTLY REFURBISHED | Spacious first floor 2 bedroom apartment in the heart of a popular village on the outskirts of Newquay Town. The apartment is very light thanks to large windows and the open plan nature. The apartment also has the sole use of a large loft space.

- Open plan lounge/kitchen/diner with exposed floorboards
- 2 double bedrooms with built in storage
- Ground floor private entrance with internal staircase
- Great location in the heart of a popular residential village
- Large triple aspect windows to the bell tower
- Refurbished throughout with a large loft

Price £210,000 Leasehold

Situated on Holywell Road, this 1st floor 2 bedroom flat is situated in the very heart of Cubert. The village is very popular with a range of amenities to include a Post Office, pub, bakery and popular Primary School as well as being within a short drive to Newquay and Truro. Its proximity to Holywell Bay is the main attraction which is just a couple minute drive or a 20 minute walk offering a truly breath-taking beach as well as the newly open Holywell Beach Bar.

The apartment had a complete refurbishment in 2023 with all new wiring, heating, carpets, bathroom and kitchen and has use of a small outside area to the front and storage cupboard underneath the staircase.

From the ground floor a private entrance to the rear provides access to an internal stairwell raising to the first floor. The first floor presents a bright open plan lounge/kitchen/diner stretching from the front to the rear of the property. To the front are triple aspect windows the neighbouring church bell tower centred in the window. The recently refurbished walls and ceilings provide a modern mixed contrast against the patinaed original floorboards. To the rear is a modern gloss white kitchen with compact laminate worktop with an integral dishwasher and washing machine.

Off the diner is the shower room which has a large shower cubicle, low level WC and pedestal basin with an electric towel rail and large recess which would make good towel and linen storage.

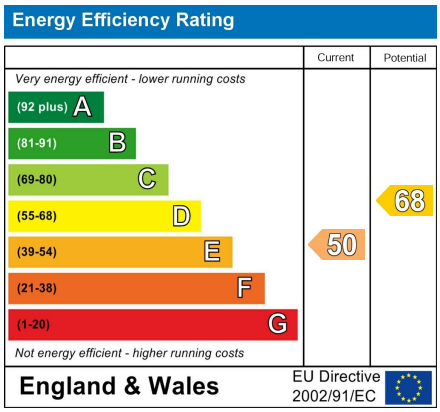
A small corridor from the lounge gives access to the 2 double bedrooms with the master to the front and second to the rear.

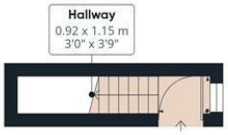
The property has sole use of a large loft and has been fully refurbished throughout, presented in a fantastic condition.

TENURE
Leasehold - Share of Freehold. The property is held on a 999 year lease with a peppercorn ground rent. Maintenance is split between the ground and first floor apartments on an Ad Hoc basis. Holiday lets and pets are permitted at the property.

COUNCIL TAX
Band A

SERVICES
Mains water, drainage and electric





Floor 0

Floor 1

Approximate total area(1)

63.6 m²

685 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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