



61, Hawkins Road, Newquay, TR7 2ED

david ball
Agencies

Recently refurbished, this well-presented third-floor apartment offers an excellent opportunity for cash buyers. The accommodation comprises two generous double bedrooms, a modern bathroom, a fitted kitchen and a separate living room, providing comfortable and practical living space.

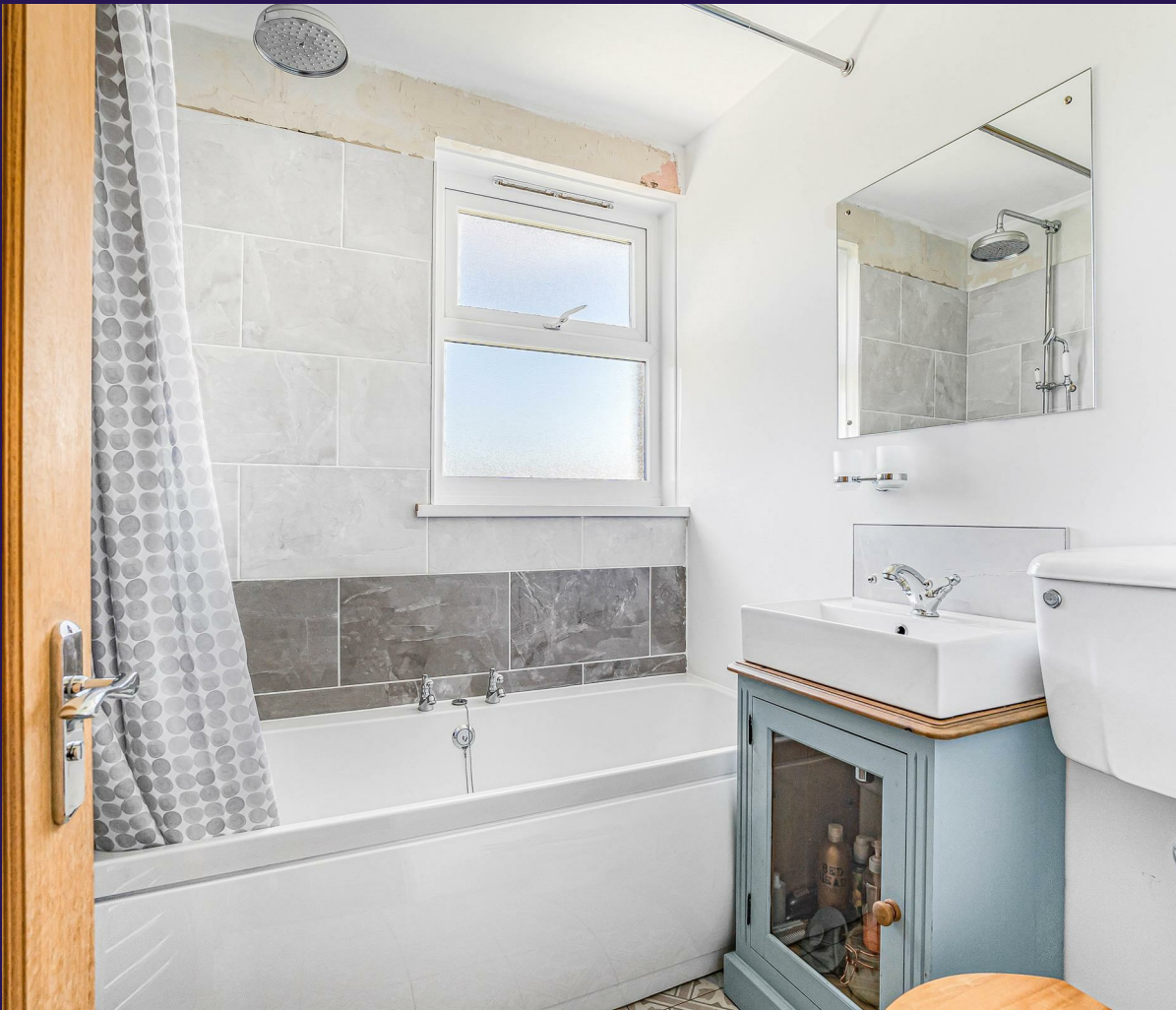
The property also benefits from access to large, well-maintained communal gardens and is ideally situated within walking distance of Newquay town centre, the picturesque River Gannel and a wide range of local amenities. Early viewing is highly recommended.

£149,950 Leasehold

Key Features

- Chain free
- Two double bedrooms
- Close to town
- Under floor heating
- Recently refurbished with new kitchen added
- Storage shed
- Viewing recommended
- Combi boiler





LOCATION

Hawkins Road forms a natural continuation of Chynance Drive and enjoys a convenient location close to the heart of Newquay. The picturesque River Gannel, Newquay Boating Lake and Newquay Zoo are all within easy reach, offering a variety of leisure and recreational opportunities. The vibrant town of Newquay provides an excellent range of shopping facilities, schooling and amenities, while retaining its charm with an historic working fishing harbour and some of Europe's most spectacular coastline. Excellent transport links are available, with regular bus and rail services connecting to surrounding areas, while Newquay Airport is approximately seven miles away, providing convenient access for both business and leisure travel.

THE PROPERTY

This exceptional fully refurbished flat offers contemporary living with a wealth of high-quality upgrades throughout. The property benefits from a fully fitted Nu-Heat Lo-Pro wet underfloor heating system, controllable via a smartphone app, alongside a brand new Glo-Warm combi boiler, with the original night storage heaters, water tank and lounge cupboard removed to maximise space and efficiency. The stunning new Howdens shaker-style kitchen features integrated appliances including a washing machine, fridge freezer, dishwasher, oven, microwave and wine cooler, complemented by a new sink, square edge marble effect worktops, a 4-ring Hotpoint induction hob and oak composite flooring. The modern bathroom has been beautifully upgraded with a thermostatic mixer rain shower supplied by the combi boiler, a new Carranite double ended bath with central taps, contemporary basin, new floor tiles and heated towel rail. The entire flat has been fully transformed with complete removal, replastering and redecoration throughout, oak internal doors, new Georgian style skirting boards and architraves, brand new double glazing, and a new fire door. Further features include a professionally lined chimney ready for a log burner, a new solid slate fireplace hearth, integrated solid pine bookshelves in the lounge alcove, full fibre broadband, and upgraded electrical fittings throughout with multiple new sockets and stylish BG polished nickel screwless flat plate switches. Finished to an exceptional standard, this beautifully presented home combines modern comfort, energy efficiency and creating a truly move in ready property.

EXTERNALLY

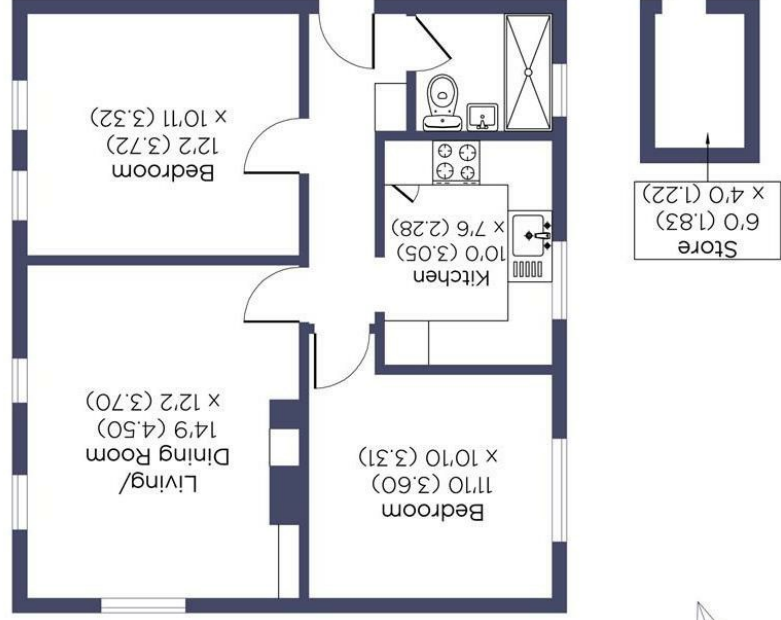
To the rear there is an allocated shed.

AGENTS NOTE

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

Hawkins Road, Newquay, TR7

Approximate Area = 611 sq ft / 56.7 sq m
 Outbuilding Area = 24 sq ft / 2.2 sq m
 Total Area = 635 sq ft - 58.9 sq m



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representative purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



01637 850850
 www.davidballagencies.co.uk

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

Connecting People to Property Perfectly



Energy Efficiency Rating	
Current	Potential
78	78
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (82 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

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 are indicative of the quality and style of the development and do not represent the actual fitting and 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. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied