

# NEWQUAY PROPERTY CENTRE



A LARGE FOUR BED PERIOD TERRACED HOUSE, MODERN THROUGHOUT, YET FULL OF CHARACTER AND POTENTIAL, CLOSE TO THE TOWN AND BEACHES WITH OFF STREET PARKING.



174 Mount Wise, Newquay  
TR7 1QN

£275,000  
Freehold

our ref: CNN5722

01637 875161

# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 4
- Reception rooms: 1
- Bathrooms: 2
- EPC: D
- Council tax band: C
- All Mains Services
- Spacious Period Townhouse
- 26ft Lounge/Diner with log burner
- 18ft White shaker kitchen
- Excellent potential for loft conversion
- Utility & Ground floor wet room
- Off street parking x 2
- Decked rear courtyard
- Close to town, schools & beaches
- Perfect central family home



## OWNERSAYS...

"We've loved raising our family here, the kids love being so close to everything."



## CONSIDER THIS...

There is excellent potential to convert the loft as many of the neighbouring properties have already done so.

## MOREDETAIL...

Situated in one of central Newquay's most popular streets within walking distance to the town and beaches including the world famous Fistral Beach, is this very spacious period terraced townhouse, which is in many ways the perfect family home. This property is modern throughout, yet retains an abundance of character features and has potential to further improve/extend, currently with four bedrooms. Consisting in principle of an entrance vestibule into large hallway with tiled flooring and stairs to the first floor. The two original front reception rooms have been opened into one fantastic 26ft lounge/diner with bay window, natural wood floors and beautiful log burner. The kitchen is also an impressive size at just over 18ft with a range of modern white shaker units including double oven, five ring gas hob and tiled floors and splashbacks, with further space for a dining table, an open arch provides access to a rear utility area with patio doors to the back and there is a walk-in ground floor fully tiled wet room, perfect for showering off after a surf in the bay or at Fistral. On the first floor of the four bedrooms, three are doubles and one single. The family bathroom has a white corner suite and there is a large landing area offering excellent potential for stairs to the second floor if buyers wished to convert the attic, which this property has excellent potential to do just that. Outside there are courtyard gardens to the front and back and two off street parking spaces bounding onto a rear service lane. The property is uPVC double glazed and has gas central heating throughout. **VIEWING ESSENTIAL.**



## THELOCATION...

Mount Wise is situated on the top side of the town centre, this property is situated towards the Fistral end of Mount Wise. As such it is within walking distance of the town, shops and amenities as well as Newquay Bay and particularly Fistral Beach, perfect for families.

### SHOPPING

- Spar, Tower Road - 0.2 miles
- Sainsbury - 0.4 miles
- Town Centre - 0.4 miles

### RELAXING

- Fistral Beach - 0.5 miles
- Lighthouse Cinema - 0.4 miles
- Wax, Newquay - 0.4 miles

### TRAVEL

- Bus Stop - 0.3 miles
- Train Station - 0.9 miles
- Newquay Airport - 6.9 miles

### SCHOOLS

- Trenance Learning Academy - 0.6 miles
- Newquay Junior - 1.4 miles
- Newquay Tretherras - 1.9 miles

All distances are approximate. Please check google maps for exact distances and travel times (property postcode: TR7 1QN)



# THE FLOORPLAN...



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## THE DIMENSIONS...

**All measurements are approximate**

**Vestibule**  
5' 10" x 5' 5" (1.78m x 1.65m)  
narrowing to 2' 11" (0.89m)

**Hall and Stairs**  
20' 5" x 5' 5" (6.22m x 1.65m)  
narrowing to 3' 1" (0.94m)

**Lounge/Diner**  
26' 2" x 13' 6" (7.97m x 4.11m)  
narrowing to 11' 3" (3.43m)

**Kitchen/Diner**  
18' 6" x 9' 10" (5.63m x 2.99m)

**Utility**  
13' 5" x 6' 2" (4.09m x 1.88m)

**Ground Floor Wet Room**  
7' 3" x 6' 8" (2.21m x 2.03m)

**First Floor Landing**  
22' 9" x 5' 4" (6.93m x 1.62m)

**Bedroom One**  
13' 11" x 10' 10" (4.24m x 3.30m)

**Bedroom Two**  
11' 5" x 11' 5" (3.48m x 3.48m)

**Bedroom Three**  
9' 11" x 8' 8" (3.02m x 2.64m)

**Bedroom Four**  
8' 1" x 6' 0" (2.46m x 1.83m)

**Family Bathroom**  
9' 7" x 6' 9" (2.92m x 2.06m)  
maximum

## MORE INFO...

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