



**NEWQUAY**  
PROPERTY  
CENTRE



## **8 Mount Batten Close, Newquay, Cornwall, TR7 3HP**

A FANTASTIC SIZED TWO BEDROOM END OF TERRACE HOME, BEAUTIFULLY PRESENTED WITH L-SHAPED KITCHEN DINER, FRONT SIDE AND REAR GARDENS, EXTENSIVELY MODERNISED THROUGHOUT WITH OFF STREET PARKING IN A POPULAR LOCATION.

**£249,950**  
Freehold

our ref: CNN10107

## KEY FEATURES



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Energy rating (EPC) **D**

Council tax band: **A**

- OFF STREET PARKING
- MODERNISED THROUGHOUT
- L-SHAPED KITCHEN/DINER
- SIDE PATIO/ACCESS
- MAINS GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- END OF TERRACE
- FRONT AND REAR GARDEN
- IDEAL STARTER HOME OR INVESTMENT
- POPULAR LOCATION

## SUMMARY

Situated in a tuck away location of St Columb Minor, on the fringes of Newquay Town, 8 Mount Batton close boasts spacious living, good size l-shaped kitchen diner, two double bedrooms, large entrance porch and separate lounge all fully modernised throughout with plenty of well-kept outside space to the front rear and side complemented with off street parking.

The accommodation comprises of a large entrance porch with ample space for shoe and coat storage and could also double up as a useful extra utility room if required.

From the porch there is the internal hallway with supplies access to first floor, kitchen/diner and lounge.

The Kitchen diner is now a fantastic size having been extended by the current owners and therefore now offering a large l-shaped room with ample space for a good size table and chairs.



The kitchen itself is a modern and sleek design with under and over counter units, good range of worktop space, space for appliances such as fridge/freezer ,dishwasher and washing machine complemented by an integrated oven, hob, extractor and sink.

The kitchen diner looks straight over the enclosed, well maintained garden beyond and from the dining section you will find French doors supplying the access.

The rear garden is a great size and is part laid with modern paving slabs to create a useful seating area and finished with a generous size lawn. The garden also has plenty of storage in the form of block built outside storage shed and a large wooden storage shed / workshop.

Being end of terrace this property also has a useful side access which also doubles up as extra garden space.

To the front of the home, you will find a welcoming frontage over two tiers, established shrubs for privacy and drive way parking for one car.

In brief this home has been extensively modernised throughout boasting modern living and great space. The property would appeal to a range of buyers from investors to first time buyers.

Viewing is highly recommended.

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## ADDITIONAL INFO

Utilities: All Mains Services.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking

Heating and hot water: Gas Central Heating for both

Accessibility: Tiered

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Porch

8' 1" x 5' 9" (2.46m x 1.75m)

## Hall

11' 3" x 5' 9" (3.43m x 1.75m)

## Lounge

11' 5" x 11' 2" (3.48m x 3.40m)

## Kitchen

17' 9" x 16' 2" (5.41m x 4.92m) L-Shaped

## Bedroom 1

14' 5" x 9' 9" (4.39m x 2.97m)

## Bedroom 2

11' 10" x 9' 6" (3.60m x 2.89m)

## Bathroom

6' 3" x 5' 3" (1.90m x 1.60m)

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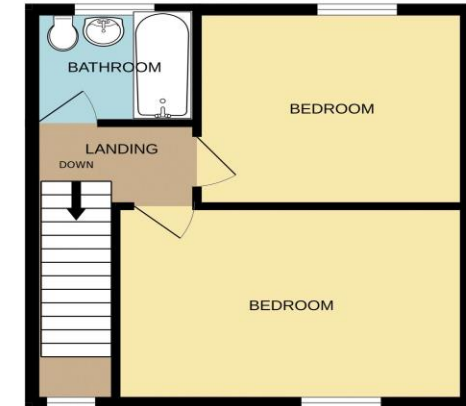
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GROUND FLOOR



1ST FLOOR



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