



105 Polwhele Road, Newquay, Cornwall, TR7 2SZ

A SUPERB EXAMPLE OF "THE PERFECT STARTER HOME." SPACIOUS 2 DOUBLE BEDROOM TERRACE HOUSE WITH SOUTH FACING GARDENS AND ALLOCATED PARKING. FRESHLY DECORATED, TRIED AND TESTED BUY TO LET INVESTMENT OR IDEAL FIRST PURCHASE, NO ONWARD CHAIN.

£215,000
Freehold

our ref: CNN9971

KEY FEATURES



2



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Energy rating (EPC) **E**

Council tax band: **B**

- PRIME TRELOGGAN LOCATION
- SPACIOUS 2-BED DESIGN
- 19FT LOUNGE/DINER
- MODERN FITTED KITCHEN
- ENCLOSED SOUTH-FACING GARDENS
- ALLOCATED PARKING SPACE
- BRILLIANT BUY TO LET INVESTMENT
- STAMP DUTY-FREE FOR FIRST-TIME BUYERS
- FRIENDLY FAMILY COMMUNITY
- FRESHLY DECORATED, MOVE-IN

SUMMARY

Welcome to 105 Polwhele Road, a delightful residence nestled in the heart of Treloggan, one of Newquay's most sought-after suburban areas. Perfectly suited for first-time buyers, families, and savvy buy-to-let investors, Treloggan's enduring popularity is attributed to its convenient proximity to essential amenities such as supermarkets, schools, parks, and the vibrant town centre, located just a mile or so away.

This modern two-bedroom home boasts a spacious 19-foot lounge/diner, a bright and contemporary kitchen, and the unique advantage of enclosed south-facing gardens that capture the sun's rays, creating a tranquil retreat. The property comes complete with allocated off-street parking, adding to its convenience and appeal.

Previously a highly successful residential letting investment, properties of this type continue to be in high demand in the Newquay rental market, with an anticipated monthly rental return



of approximately £900. For first-time buyers, this presents a stamp duty-free opportunity, while families will appreciate the welcoming community atmosphere, surrounded by like-minded neighbours and ample safe play spaces for children.

The property has been thoughtfully prepared for sale, featuring fresh decor, and offering a blank canvas for its fortunate new owners to imprint their personal touch. The accommodation includes a small front porch leading into the inviting lounge/diner, a modern kitchen with ample space for appliances, and a rear door opening to the delightful gardens.

Upstairs, the landing provides access to a loft and an airing cupboard. Both double bedrooms feature fitted wardrobes, and the well-appointed bathroom showcases a white-tiled suite with a shower over the bath. The home is equipped with UPVC double glazing throughout and night storage heating.

Outside, at the front the allocated parking space is conveniently located in the designated resident's car park. The rear gardens, a true sun trap, feature a patio,

lawn, and a back gate, all enclosed by secure timber fencing, offering a good degree of privacy.

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ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Allocated Space in adjacent resident's car park.

Heating and hot water: Night Storage Heating & Electric Immersion

Accessibility: Level front & rear with stepped entrance.

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Porch

3' 6" x 2' 6" (1.07m x 0.76m)

Lounge

19' 7" x 12' 0" (5.96m x 3.65m)

Kitchen/Diner

12' 6" x 11' 10" (3.81m x 3.60m)

First Floor Landing

11' 5" x 6' 1" (3.48m x 1.85m) inc airing cupboard

Bedroom 1

12' 0" x 10' 1" (3.65m x 3.07m) plus wardrobes

Bedroom 2

12' 0" x 10' 1" (3.65m x 3.07m) plus wardrobes

Family Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

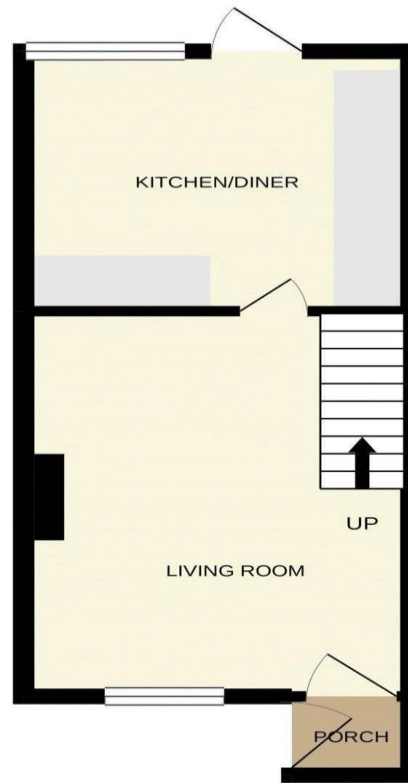
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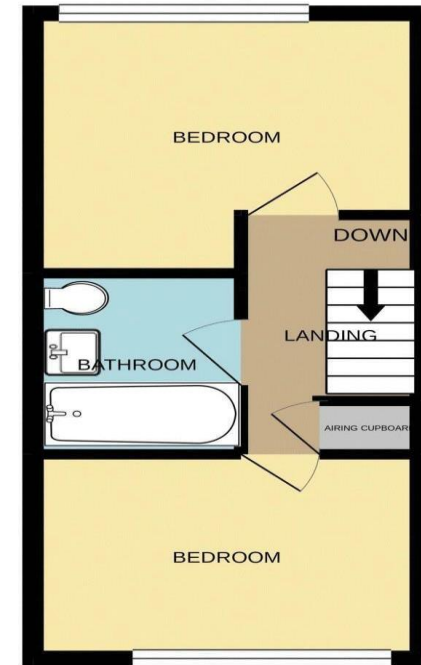
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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