

9 Mowhay Close, Newquay, Cornwall TR7 2RJ



NO ONWARD CHAIN | GARAGE & PARKING | 3-bedroom end of terrace family home in a popular residential area of Newquay town with warm air central heating, uPVC double glazing, integral garage, driveway parking and a sunny Westerly facing rear garden.

- 2 double bedrooms with integral wardrobes and single bedroom
- uPVC Double Glazing and warm air heating throughout
- Mains gas to the property with connector in the garage
- Westerly facing fully enclosed rear garden with lawn and patio
- Popular cul-de-sac close to many town amenities
- Vacant possession with no onward chain

Price £265,000 Freehold

Mowhay Close is located in the Treloggan area of Newquay Town, which is extremely popular for families thanks to its proximity to Newquay Water World, Concrete Waves, local schools and multiple shops. Regarded as one of the quieter residential areas of Treloggan, the property has the benefit of peaceful surroundings whilst having the majority of the towns leisure facilities on the doorstep.

9 Mowhay Close is accessed from the private front parking space which leads to a fenced front yard and the the main entrance door. A large entrance vestibule gives access to the single garage and the downstairs accommodation. The hallway provides access to the stairwell, lounge and kitchen. The kitchen has a range of floor and wall mounted kitchen units under a rolled edge laminate worktop with a large pantry cupboard and a further cupboard housing the warm air electric heating unit. The lounge has ample seating and room for a dining table and has a set of sliding patio door units to the rear garden.

To the first floor are 2 double bedrooms with a further single bedroom to the rear. The 2 double bedrooms both benefit from integral wardrobes. There is also a family bathroom which is fully tiled and equipped with a low level WC, pedestal basin and a full length side panel bath with shower over.

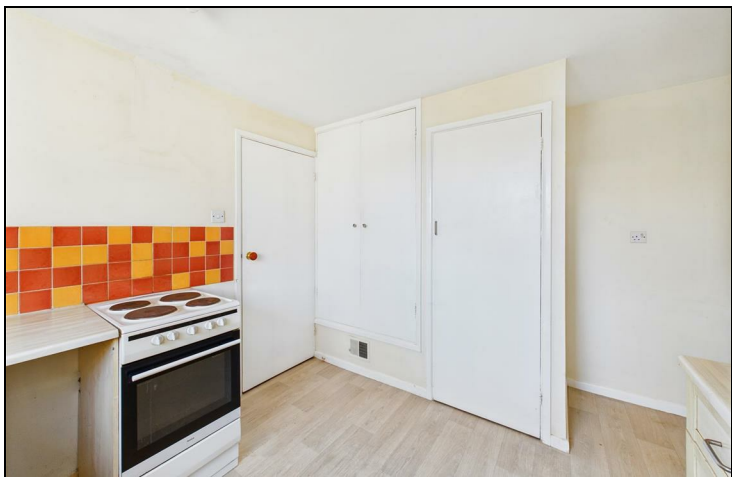
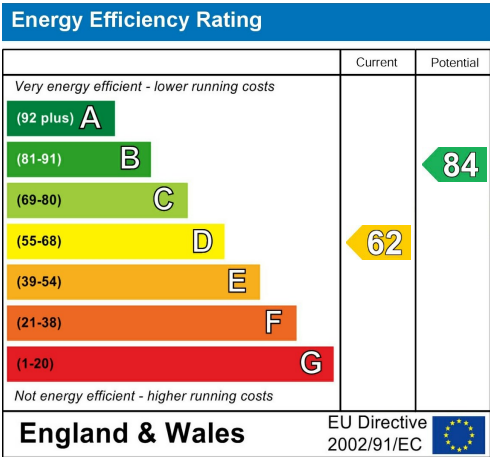
Outside to the rear, the house has a fully enclosed rear garden with a patio area directly from the lounge leading to a lawned garden with rear access.

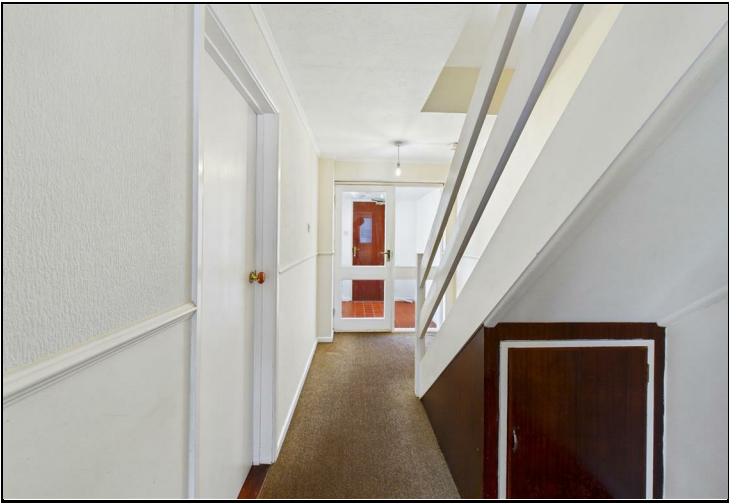
TENURE
Freehold

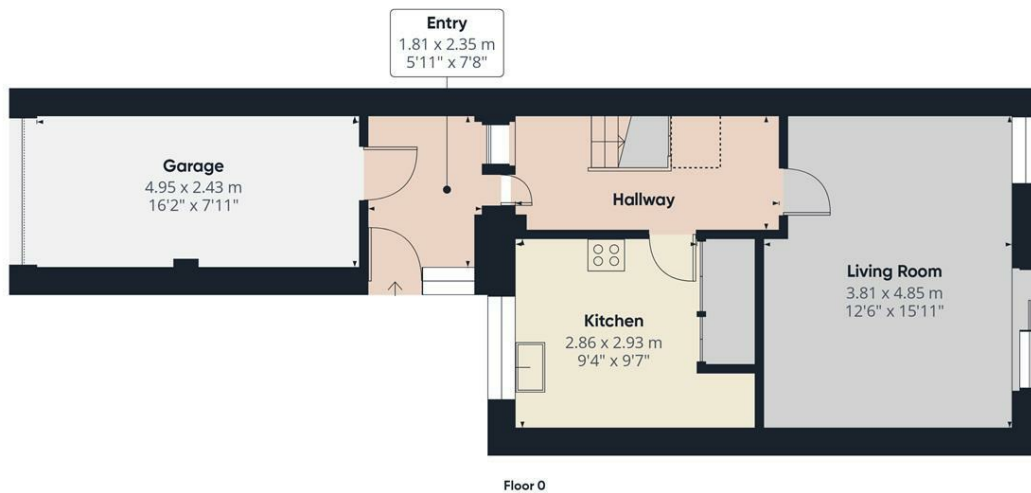
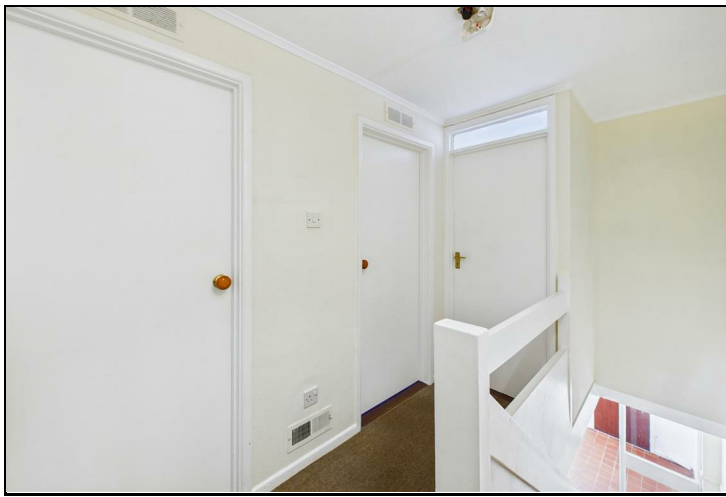
SERVICES
All Mains. Warm air central heating. We are informed there is a mains gas pipe to the garage.

COUNCIL TAX
Band B

MOBILE AND BROADBAND AVAILABILITY
Mobile: Very Good
Broadband download speed: Up to 1000Mbps
(Source: OFCOM)







Approximate total area⁽¹⁾
85.5 m²
920 ft²

Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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