



2 Sampson Court
Station Road, St Newlyn East

LODGE & THOMAS

ESTABLISHED 1892

2 Sampson Court, Station Road, St Newlyn East,
Newquay, Cornwall TR8 5NE

Guide Price - £220,000 Freehold

- Two bedrooms
- Garden & Parking
- Ideal first time buy/investment
- No chain

A modern two bedroom terraced house offered for sale with vacant possession and no onward chain. Ideally suited to first time purchasers, investment buyers or equally suitable as a lock-up-and-leave.

The Property

2 Sampson Court is a mid-terraced house which was built in 2006 and which offers light and airy accommodation comprising entrance porch and open plan living/kitchen/dining room downstairs, a former ground floor w.c. has been removed and now offers a useful storage cupboard/larder but could be reinstated, with two bedrooms – the master with a large airing cupboard/fitted wardrobe – and a bathroom to the first floor.

To the rear is an easy to maintain, level garden divided into a paved sitting out area and a lawn. Along the rear of the garden and screened by shrubs is a pedestrian right of way benefiting No. 3 Sampson Court which allows rear access into their garden. No. 2 Sampson Court benefits from the same arrangement over the rear of no. 1 Sampson Court.

At the front is a residents parking area with No. 2 having its own space. There is plentiful parking available along Station Road for visitors.



EPC C Council Tax Band B

N.B.

A management company exists for the management of the communal areas with each property in Sampson Court having a one fifth financial obligation to maintenance and repairs. No regular payments have previously been made and payment obligations apply on an as-and-when basis.

Services

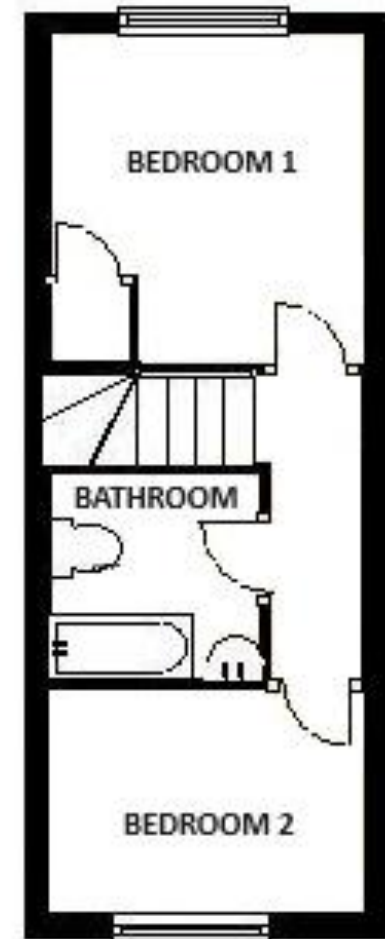
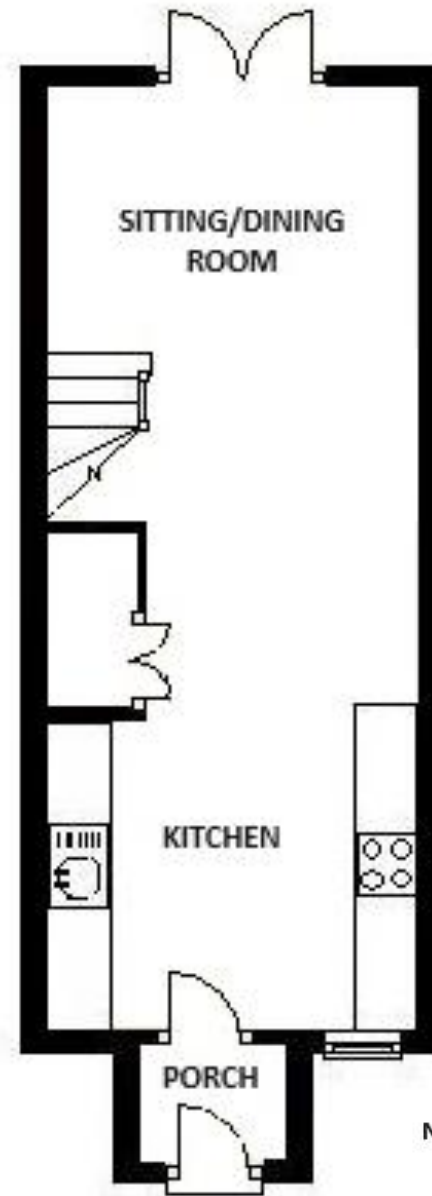
Mains electricity, drainage and water. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Location

St Newlyn East is a busy and thriving village situated a little inland from Newquay – the surfing capital of Cornwall – which boasts many fine sandy beaches. The village is well served with every day amenities including a convenience store, parish Church, public house, butchers and farm shop, hairdressers, village hall and a primary school, and there are even tennis courts and a skate park. A regular bus service connects to Newquay and to Truro and from Truro is a mainline railway to London (Paddington).

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

Email: property@lodgeandthomas.co.uk

Directions

Entering St Newlyn East from the south proceed along Station Road bypassing the primary school and Sampson Court will be found after a short distance on the left hand side where number 2 will be evident straight ahead.

what3words///costs.troubled.speedily



Not to scale. For indicative purposes only.

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Chartered Surveyors

Estate Agents

Valuers

Auctioneers

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