



1, St. Thomas Road, Newquay, TR7 1RS

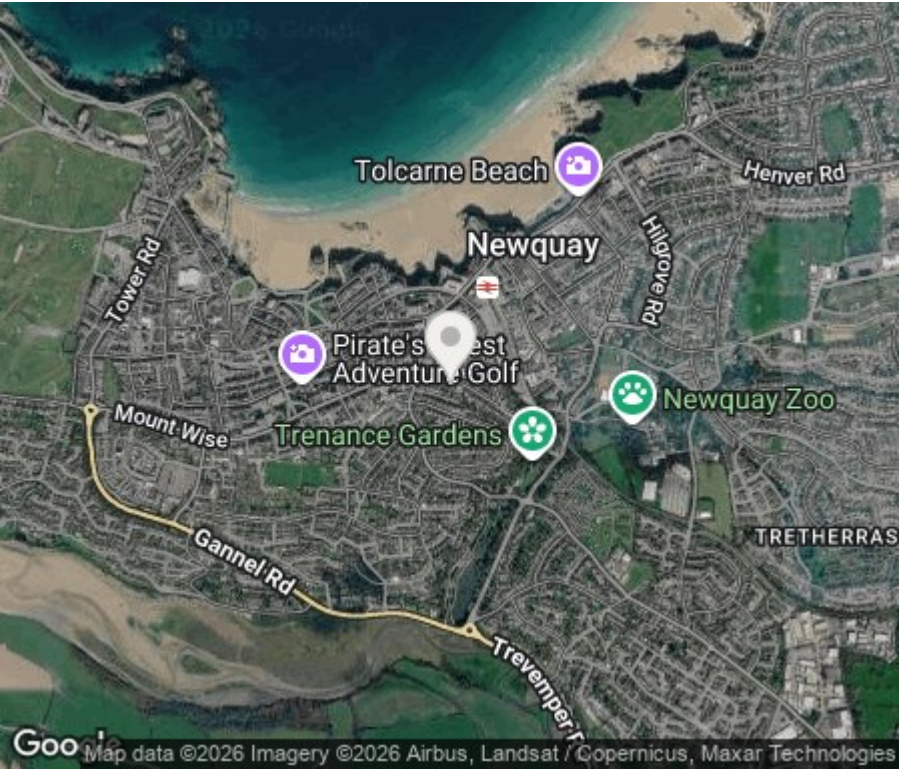
david ball
Agencies

A beautifully presented and fully furnished one-bedroom apartment, ideally positioned in a highly desirable area of Newquay, just a short distance from the town centre and within easy reach of the stunning local beaches. Offering an excellent blend of convenience and coastal living, the apartment is equally suited to use as a permanent home, holiday retreat or investment. The property has been successfully operated as a holiday let, providing an excellent opportunity for those looking for an investment with established holiday letting potential. The lease permits both short-term and holiday lets, while pets are also permitted, subject to the relevant terms. The well-designed accommodation includes a built-in, adjustable breakfast bar, providing a versatile and practical space for dining or working. The apartment also benefits from a sunny and private outdoor area, enclosed by privacy fencing, creating a lovely space to relax, entertain or enjoy the Cornish sunshine. There is also the option to purchase the apartment fully furnished, making this an attractive turnkey opportunity for those looking to start holiday letting immediately or simply enjoy a ready-to-use coastal home.

£138,000 Leasehold

Key Features

- ONE BED APARTMENT
- PERSONAL OUTSIDE SPACE
- ROOM MEASURMENTS TO FOLLOW
- PRIVATE ENTRANCE
- PETS ALLOWED
- CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZING
- SMART ELECTRIC HEATING
- HOLIDAY LET POTENTIAL





LOCATION

St Thomas Road can be accessed from the junction of Berry Road, Mount Wise, and Trenance Road. This property enjoys a highly central location, just a short distance from the town centre, beaches, Trenance Gardens, and Newquay Zoo. Within the immediate vicinity are the local health centre and Newquay Hospital, providing excellent convenience.

Newquay itself offers a wide range of shopping, schooling, along with a vibrant selection of bars, restaurants, and nightclubs. The town is also home to a historic working fishing harbour and some of Europe's most spectacular coastline. Excellent transport links are available, with regular bus and rail services to surrounding areas, and Newquay Airport situated approximately seven miles from the town.

LOBBY

Door to living area.

LIVING AREA

A modern kitchen fitted with a range of base, wall, and drawer units. Features include a stainless steel sink and drainer with mixer tap, inset four-ring electric hob with oven beneath and cooker hood above, and roll-top work surfaces. There is also space provided for fridge. The apartment has its own private entrance at front of property. Door leading to the communal entrance to the apartments.

BEDROOM ONE

Double glazed window to the rear of the property. Electric heater. Distant sea views.

EN-SUITE

Walk-in shower with electric unit over, wash hand basin, and wall-hung W/C.

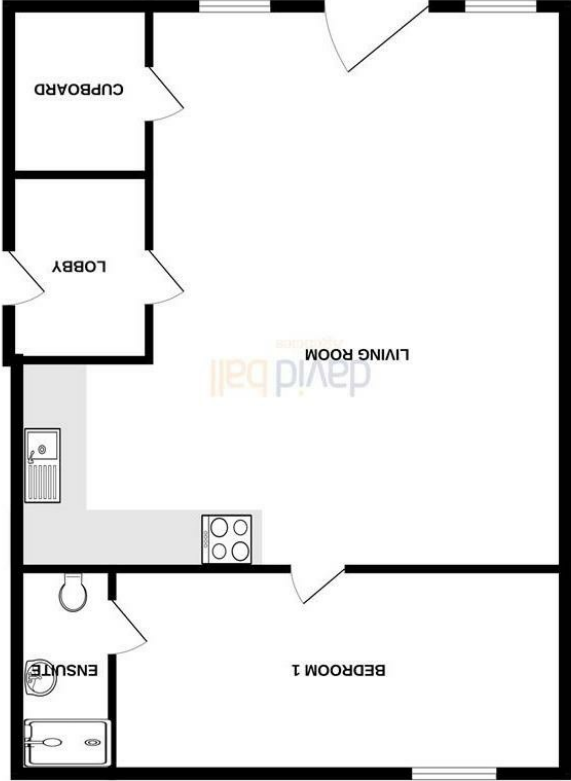
EXTERIOR

The property benefits from a low-maintenance outdoor space, featuring a practical concrete area with room for a table, enclosed by timber fencing for privacy, and offering convenient access to the front of the home.

SERVICES

The following services can be found at the property: Mains electricity water and drainage, however, we have not verified any of the connections.

While every attempt has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They are for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.



GROUND FLOOR

Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
46		
77		