



148, Polwhele Road, Cornwall, TR7 2TN

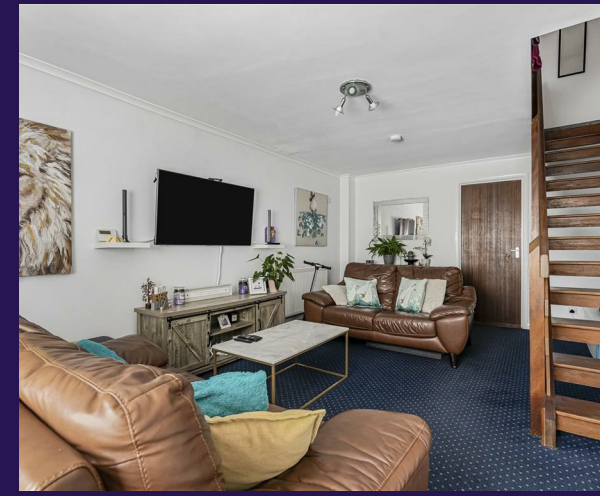
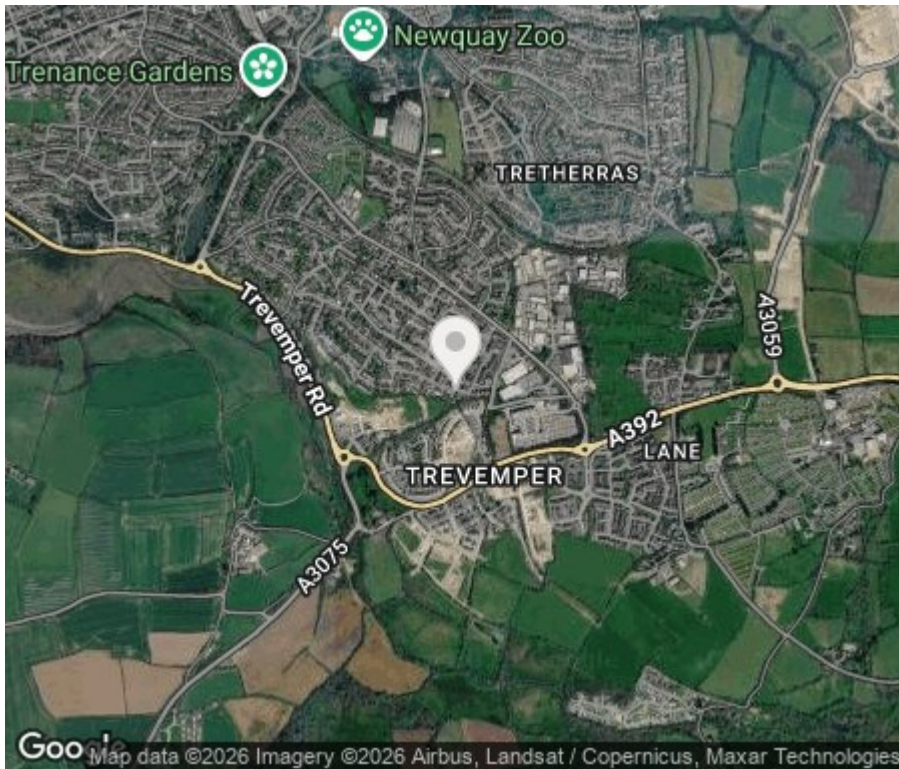
david ball
Agencies

A fantastic opportunity to purchase a chain free well proportioned two bedroom mid terrace house with a garage, ideally situated in Polwhele Road. The property offers comfortable living accommodation, private rear garden and convenient access to amenities.

Asking Price £225,000 Freehold

Key Features

- Two Bedroom House
- Spacious Lounge
- Family Bathroom
- Enclosed Level Rear Garden
- Chain Free
- Mid Terrace
- Kitchen/Breakfast Room
- Garage
- UPVC Double Glazing & Gas Central Heating
- Early Viewing Is Recommended





The Property

A well-presented two-bedroom mid-terrace home situated in a popular residential area of Newquay, offering comfortable living space ideal for first time buyers, investors, or those looking to downsize.

The ground floor features a welcoming lounge, providing a bright and relaxing space to unwind, along with a practical kitchen offering ample storage and workspace with access to the rear garden. Upstairs, the property comprises two well proportioned bedrooms and a family bathroom fitted with a modern suite.

Externally, the home benefits from a private rear garden, perfect for outdoor dining or enjoying the warmer months, as well as the added advantage of a garage providing secure parking or additional storage.

Location

Polwhele Road is a well established residential area on the outskirts of Newquay, known for its convenient access to local amenities and community feel. The area is popular with families and professionals alike, offering a balance between peaceful living and accessibility.

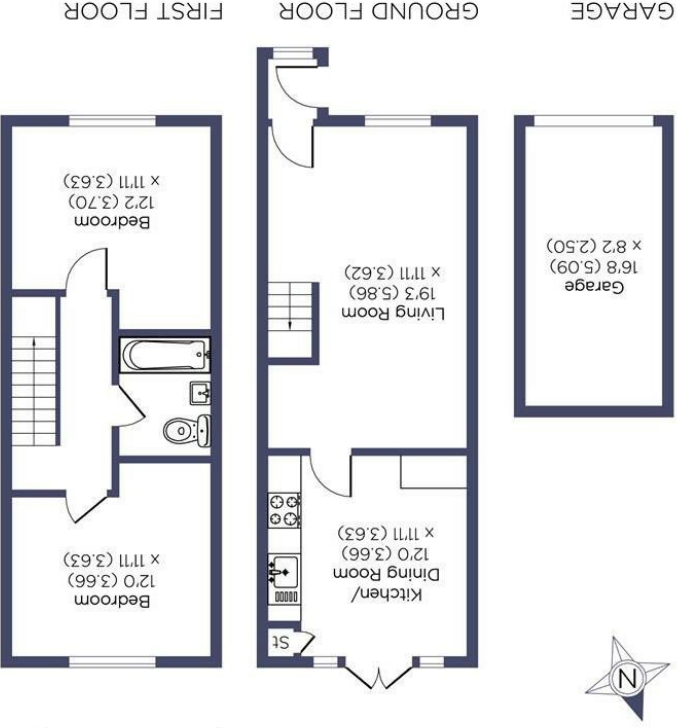
Residents benefit from nearby shops, supermarkets, and schools, while Newquay town centre is just a short drive away, providing a wider range of retail, dining, and leisure facilities. The area is also well connected, with good transport links and easy access to the A392, making commuting straightforward.

Newquay is renowned for its stunning coastline, with a selection of beautiful beaches, coastal walks, and outdoor activities all within easy reach. Polwhele Road therefore offers an ideal setting for those looking to enjoy both everyday convenience and the coastal lifestyle that Newquay is famous for.

Services

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

Poiwhele Road, Newquay, TR7
 Approximate Area = 764 sq ft / 70.9 sq m
 Garage Area = 137 sq ft / 13.7 sq m
 Total Area = 901 sq ft - 84.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omission or mistatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



david ball
 Agencies

01637
 850850

www.davidballagencies.co.uk



Connecting People to Property Perfectly

e.sales@dab.estate
 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
76	81
England & Wales EU Directive 2002/91/EC	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or other consents have been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings: supplied furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. 5. All dimensions are approximate. services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries.