



18, Colvreath Road, Newquay, TR7 2PY

david ball
Agencies

This residence is nestled in a secluded residential area of Newquay, just 300 meters from the nearest beach, Tolcarne. Recently upgraded, the property boasts a brand-new kitchen, utility room, and a convenient ground floor shower room. Outside, the landscaped garden features a paved patio, a level lawn, and a charming timber frame summer house. Viewing is highly recommended to fully appreciate this inviting home.

Guide Price £350,000 Freehold

Key Features

- Summer House
- Three Bedroom
- 300m to Tolcarne Beach
- Off Street Parking
- Ground Floor Shower Room
- Semi Detached House
- Recently Refitted Kitchen
- Enclosed Rear Garden
- Close To Town Centre
- Viewing Highly Recommended

Location

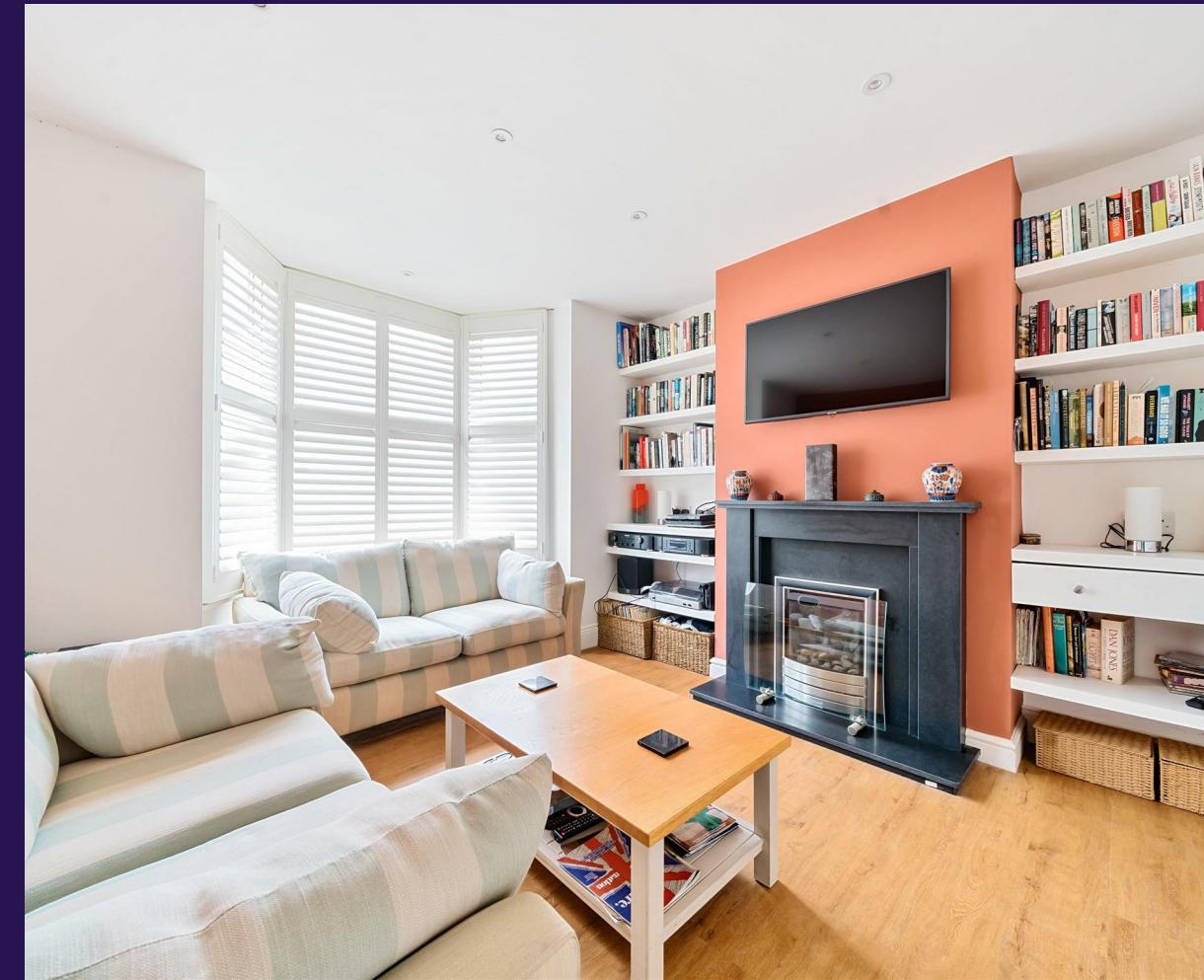
The property can be found on the right hand side of Colvreath Road. Colvreath Road can be found off Ulalia Road and benefits from its proximity to Tolcarne Beach and Newquay Town. Newquay Town benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance Hallway

Obscure double glazed window and door to the front elevation. Radiator. Under stair cupboard with shelving. Original tiling to floor. Stairs rising to first floor. Doors to subsequent accommodation.

Kitchen Dining Room

Double glazed patio doors providing access to the rear enclosed garden. A fitted kitchen with a range of base, wall and drawer units designed around a centre island. Roll top worksurfaces with a inset one and quarter sink unit with mixer tap. Integrated electric double oven with four ring induction hob over. Integrated undercounter fridge and dishwasher. Fitted storage cupboards and shelving to dining area.





Utility

Double glazed door to the side elevation. Radiator. Base unit with roll top worksurfaces, Space for washing machine and tumble dryer. Cupboard housing gas central heating boiler.

Ground Floor Shower Room

Obscure double glazed window to the rear elevation. Corner shower unit with electric overhead shower and screen. Close coupled WC with dual flush. Wash hand basin set within a vanity unit. Part tiled walls. Heated towel rail. Extractor fan.

Lounge

UPVC double glazed bay window to the front with fitted window shutters. Radiator. Gas fire set within a slate surround with matching mantle. Fitted shelving.

Landing

UPVC double glazed window to the side. Access to loft space. Doors to subsequent accommodation.

Bedroom One

UPVC double glazed window to the front. Radiator. Fitted wardrobe.

Bedroom Two

UPVC double glazed window to rear. Radiator.

Bedroom Three

UPVC double glazed window to the front. Radiator.

Shower Room

Obscure double glazed window to the rear elevation. Corner shower unit with mains overhead shower and screen. Close coupled WC with dual flush. Wash hand basin set within a vanity unit. Part tiled walls. Heated towel rail. Extractor fan.

Externally

To front of the property is driveway providing off street parking. To the rear the south westerly facing garden has been recently landscaped by the current vendor to incorporate a paved patio level lawn with planted borders along with a timber frame summer house and enjoys all day sunshine.

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries. The following services can be found at the property.

84 East Street, Newquay, Cornwall TR7 1BH
e. sales@dba.estate

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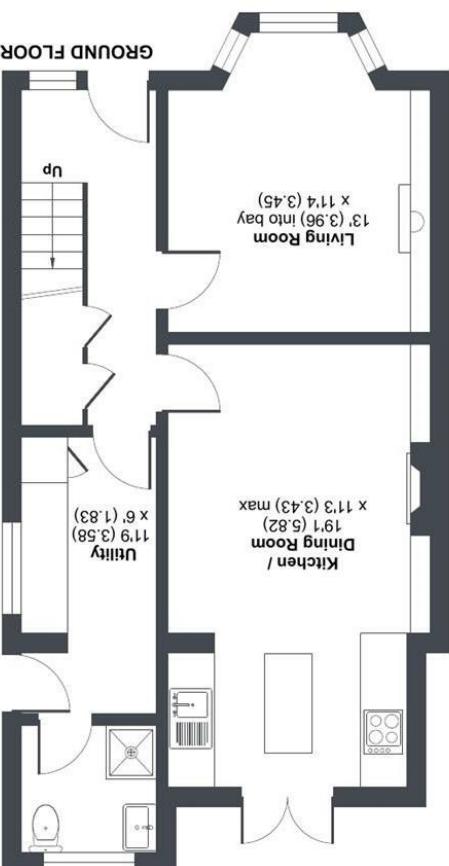
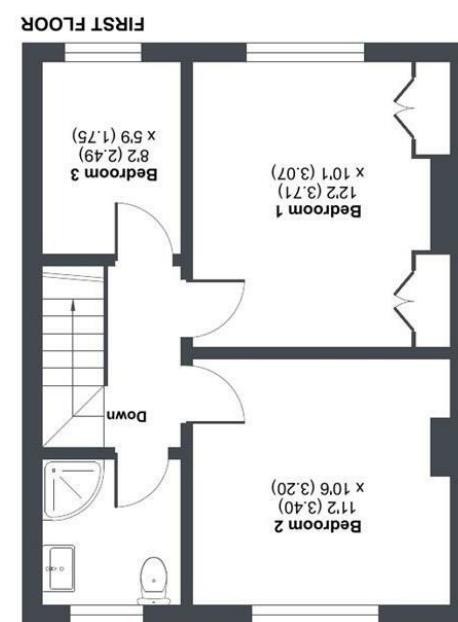
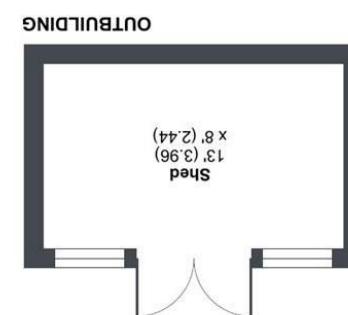


www.davidballagencies.co.uk

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for identification only - Not to scale

$$STAI = 10/5 \text{ sq ft} / 99.8 \text{ sq m}$$

trabuularing = 104 sq ft / 9.6 sq m

Approximate Area = 971 sq ft / 90.2 sq m

Colvreath Road, Newquay, TR7