



12A, Chapel Hill, Newquay, TR7 1ND

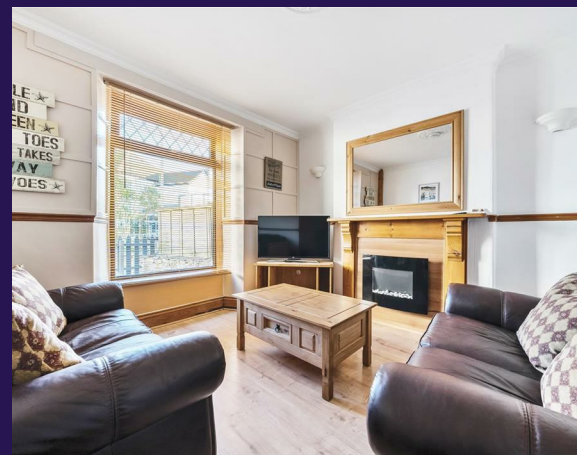
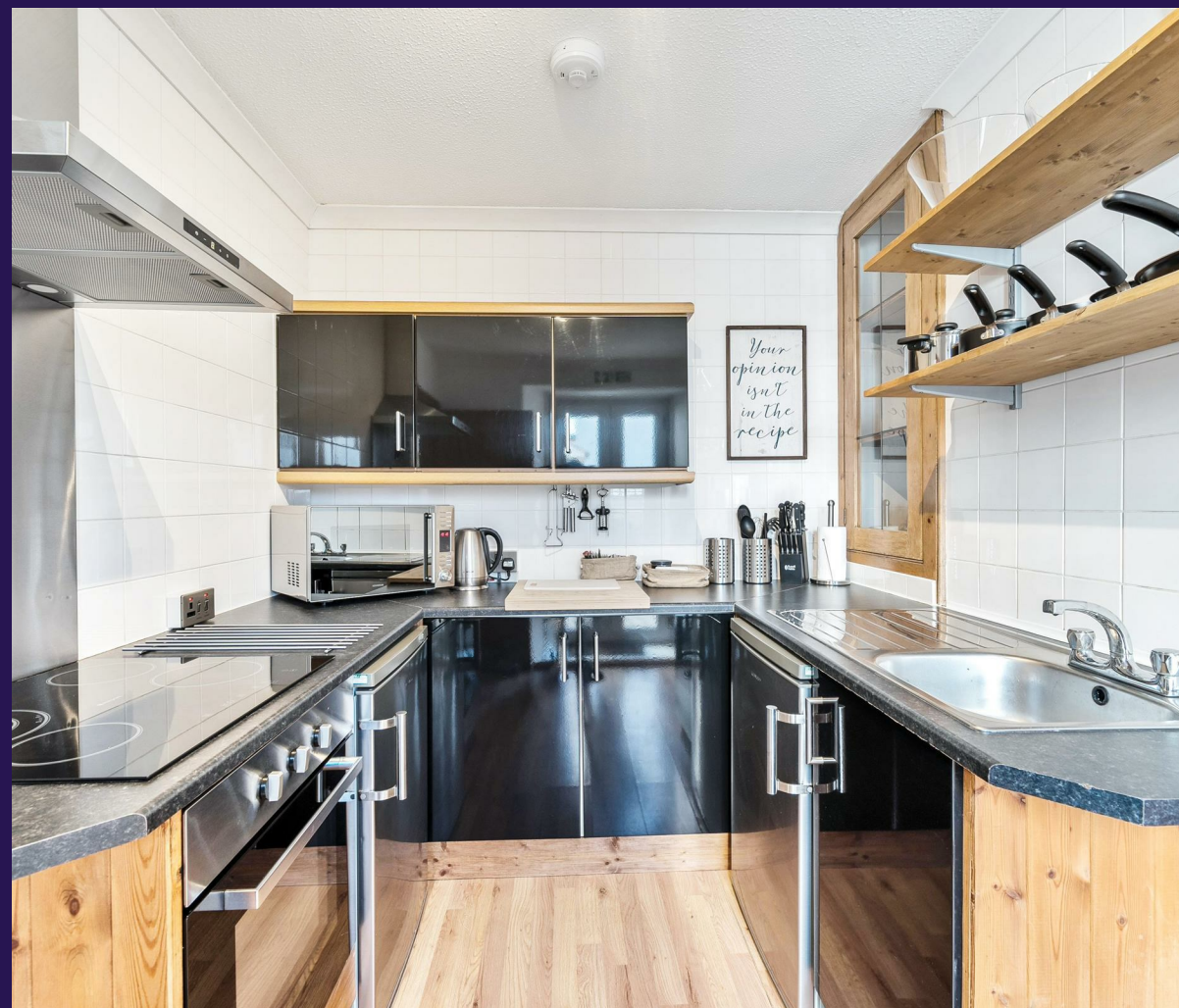
david ball
Agencies

**** CHAIN FREE **** This immaculate semi-detached home has been a successful holiday rental for a number of years but this versatile home would also work as a family home in the centre of Newquay. Comprising a living room, a modern kitchen with access into the rear courtyard, three double bedrooms, two shower rooms and a utility. Early viewing is highly recommended.

Guide Price £379,000 Freehold

Key Features

- ** Chain Free **
- Three double bedrooms
- 225m to Towan Beach
- Hive smart controlled gas central heating
- Ultrafast fibre available
- Semi-detached house
- Separate kitchen and lounge
- 300m to Newquay Harbour
- Three parking spaces
- Successful holiday let





The Property

A modern, fully glazed entrance door allows natural light to flood into the entrance vestibule, which features original Victorian tiled flooring. This space flows into the hallway, providing access to the subsequent accommodation and stairs to the first-floor landing, which also includes under-stair storage.

The cosy family lounge is highlighted by a bay window and an electric wall-mounted fireplace set on the existing one with a wooden surround and mantelpiece.

The kitchen is fitted with a range of base and wall units with rolltop work surfaces, integrated electric oven, four-ring electric hob with stainless steel splashback, and extractor. There is space for an under-counter fridge and freezer, and the kitchen also features an inset stainless steel sink unit with mixer tap and drainer, additional built-in storage cupboards, and fully tiled walls. Double doors lead to the rear courtyard garden.

The downstairs shower room includes a corner shower unit with an electric shower and glass door, WC with dual flush, pedestal-mounted wash basin, and partially tiled walls.

The first-floor landing is split on two levels, one leading to the rear bedroom and the other to the remaining two bedrooms. The principal bedroom is filled with natural light from its bay window and additional window. Bedroom two also benefits from a bay window. The rear bedroom, accessed via the landing room, features a large UPVC window overlooking Broad Street. The landing room also provides access to the utility room, the second downstairs shower room, and a WC, making it an ideal area to enter from the rear garden after a day at the beach.

Externally

The rear courtyard garden is fully decked, providing an ideal space for alfresco evening dining, with access to the rear utility room and an additional shower room. To the front of the property a small patio area and two driveway parking space, to the rear is an additional parking space.

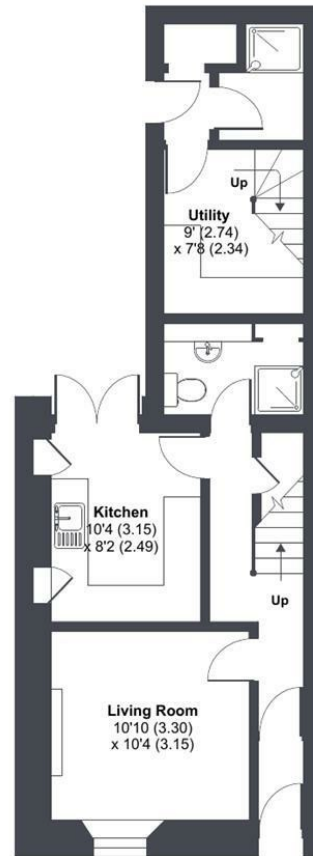
Location

12a Chapel Hill is situated in central Newquay but tucked away from the hustle and bustle of the town centre, known as an older part of Newquay the properties are full of character. An ideal spot to experience everything Newquay has to offer, you are just a stones throw away from all the amenities Newquay has to offer including within 225m of Towan Beach, 300m from the harbour and the famous surfer beach Fistral just 825m away.

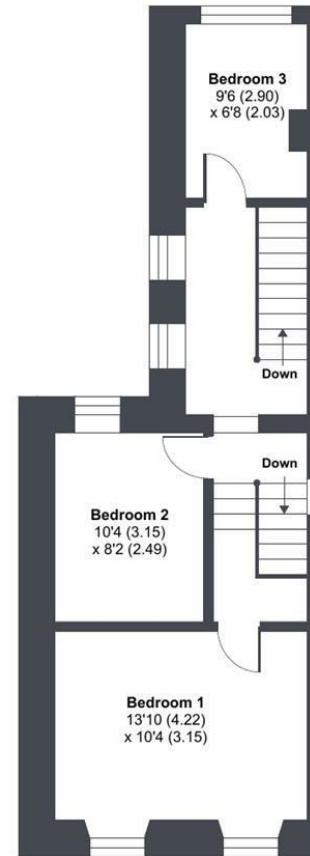
Chapel Hill, Newquay, TR7

Approximate Area = 910 sq ft / 84.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Ball Agencies. REF: 1138258

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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