



12, Broad Street, Newquay, TR7 1NE

david ball
Agencies

Situated in one of Newquay's most desirable locations is this charming character cottage which offers the potential to extend subject to relevant planning permissions and building regulations. The versatile accommodation now currently offers a lounge, dining room, kitchen and family bathroom to the ground floor. Complimented by two bedrooms one benefiting from a WC to the first floor. Early viewing is highly recommend.

Guide Price £325,000 Freehold

Key Features

- One Of Newquay's Most Sought After Locations
- Potential To Extend Subject To All Planning Permissions & Building Regulations
- Rear Enclosed Low Maintenance Garden
- Ground Floor Bathroom With Shower Room
- Chain Free
- Feature Log Burning Stove
- Sperate Lounge & Dining Room
- Early Viewing Is Highly Recommended

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Location

Broad Street is ideally situated between Alma Place and Trevena Terrace, right in the heart of Old Newquay. Just moments from the picturesque Newquay Harbour and the family friendly Towan Beach, this charming two-bedroom cottage, originally built for coastguards and fishermen, exudes character and history while offering an unbeatable location.

With excellent transport links, including nearby bus and rail services, and Newquay Airport just seven miles away, connectivity is seamless. Combining historic charm with modern convenience, Broad Street presents a rare opportunity to enjoy coastal living in one of Newquay's most sought-after areas.

Entrance Hall

8'1" x 2'10" (2.48 x 0.88)

Obscure double glazed door to the front elevation. Wooden single glazed door opening into the dining room.





Lounge

10'0" x 13'3" (3.05 x 4.04)

Double glazed sash windows to the front elevation. Radiator. Open fire. Wooden single glazed doors to the dining room.

Dining Room

13'2" x 11'8" (4.02 x 3.56)

Stairs rising to the first floor. Inset log burner with a decorative brick surround. Radiator. Opening into

Kitchen

Double glazed door and window to the rear elevation. Sky light. A fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Inset stainless steel sink unit with mixer tap. Space for free standing electric oven, fridge freezer and washing machine. Radiator. Obscure single glazed door to

Bath/Shower Room

15'6" x 5'1" (4.73 x 1.55)

Obscure double glazed window to the rear elevation. Sky light. Panel bath. Pedestal wash hand basin with mixer tap. Close couple WC with dual flush. shower cubical with electric overhead shower and screen. Part tiled walls. Radiator. Extractor fan.

Bedroom One

12'11" x 9'9" (3.95 x 2.99)

Double glazed sash windows to the front elevation. Radiator. Door to

Cloakroom

3'10" x 3'10" (1.19 x 1.17)

Saniflo style toilet. Pedestal wash hand basin.

Bedroom Two

10'0" x 9'2" (3.07 x 2.81)

Double glazed window to the rear elevation. Radiator. Access to loft.

Externally

To the front of the property is a enclosed front walled garden. To the rear the garden is enclosed by stone walling with a timer frame gate providing rear access, the garden itself is low maintenance and laid mainly to hard standing,



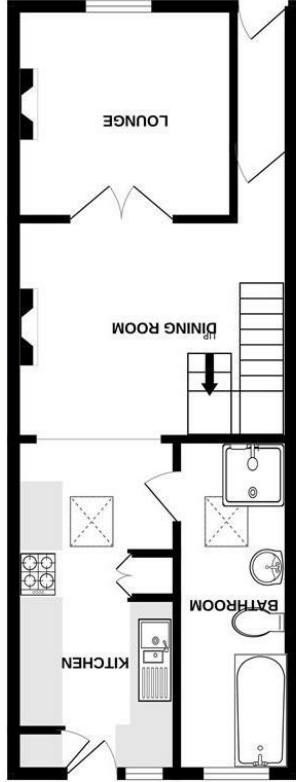


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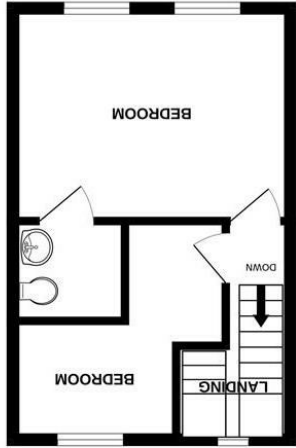
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
A (82 plus)	57	65
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

While every attempt has been made to ensure the accuracy of the blueprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The review, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Metropix e2025



GROUND FLOOR



1ST FLOOR