



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

david ball  
Agencies



A beautifully presented, fully furnished one-bedroom apartment, ideally located in a highly desirable area of Newquay. Just a short distance from the town centre and within easy reach of the beaches, this property offers the perfect blend of convenience and coastal living. The apartment benefits from a sunny, private outdoor area, complete with privacy fencing, providing an ideal spot to unwind and enjoy peaceful relaxation. With a lease that permits both short-term and holiday lets, this property represents an excellent lifestyle purchase or investment opportunity.

**£140,000 Leasehold**

## Key Features

- ONE BED APARTMENT
- CLOSE TO LOCAL AMENITIES
- PERSONAL OUTSIDE SPACE
- DOUBLE GLAZING
- ROOM MEASUREMENTS TO FOLLOW
- SMART ELECTRIC HEATING
- PRIVATE ENTRANCE
- 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.



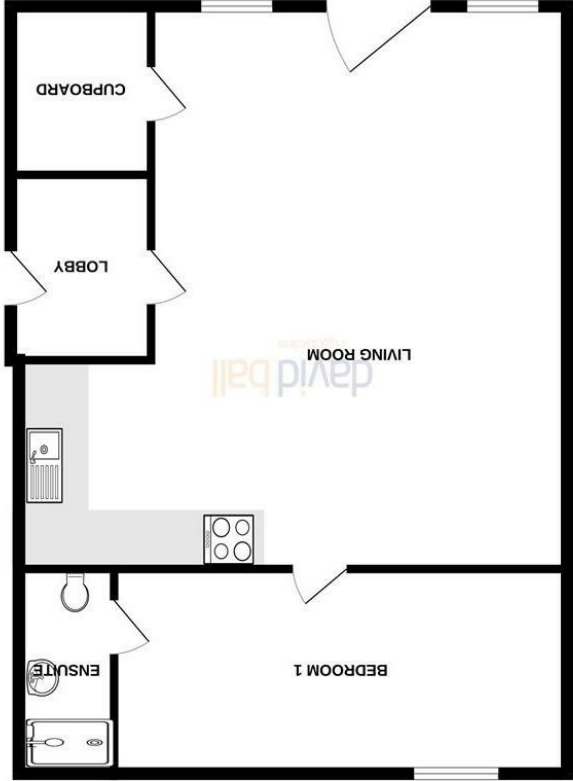




Connecting People to Property Perfectly

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

While every attempt has been made to ensure the accuracy of the description 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 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	
Very energy efficient - lower running costs		
A		(92 plus)
B		(81-91)
C		(69-80)
D		(55-68)
E		(39-54)
F		(21-38)
G		(1-20)
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		