



7, Belmont Place, Newquay, TR7 1HG

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Agencies

Situated in one of Newquay's most sought after locations and within 600m of the world famous Fistral Beach is this versatile family home. The current owners have over the past forty years enhanced the property to its current layout which is centred around the impressive open plan kitchen dining room which is flooded with natural light. Complemented by a lounge with feature log burner. Early viewing is highly recommended.

Asking Price £475,000 Freehold

Key Features

- Extremely Sought After Town Centre • 75M To Newquay Working Harbour Location
- 600M To Fistral Beach
- Sea Views To The Front Elevation
- Roof Terrace & Courtyard Garden
- Double Garage
- Impressive Open Plan Kitchen Dining Room
- Early Viewing Is Highly Recommended.

Entrance Hall

Obscure double glazed door to the front elevation. Internal wooden door. Stairs rising to first floor. Radiator. Door to subsequent accommodation.

Lounge

Double bay window to the front elevation enjoying sea views over Newquay Harbour. Radiator. Feature log burning stove.

Snug/Home Office

Double glazed borrowed light window to the rear. Radiator.

Open Plan Kitchen Dining Room

This space is the true heart of this family home and is a credit to the current vendors. The kitchen is completed with a range of base, wall and drawer units with square edge quartz work surfaces with integrated milled drainer. Two integrated slide and glide Neff ovens and a Neff combination oven and warming drawer. Integrated Neff dishwasher. Space for free standing American style fridge freezer. Radiator. Quooker filtered and boiling water tap. Wooden single glazed door leading to





Utility

Double glazed door to the rear elevation. Plumbing for washing machine and tumble dryer. Storage cupboard with sliding doors. Door to

Shower Room

Obscure double glazed window to the rear elevation. Shower cubicle with electric over head shower and screen. Wash hand basin set within a vanity unit. Close coupled WC with dual flush. Heated towel rail. Fully tiled walls.

Landing

Access to bedrooms and bathroom. Access to loft. Storage cupboard. Linen cupboard with radiator.

Bedroom One

Double glazed bay window to the front elevation enjoying sea views over Newquay Harbour. Radiator. Fitted wardrobe.

Bedroom Two

Double glazed window to the rear elevation. Radiator. Fitted wardrobe.

Bedroom Three

Double glazed window to the rear elevation. Double glazed door to the rear elevation leading to the roof terrace. Radiator.

Roof terrace

Stainless steel and glass balustrades with partial frosting to the sides.

Bedroom Four

Double glazed window to the side elevation. Radiators.

Bathroom

Obscure double glazed window to side elevation. Panel bath. Wash hand basin set within a vanity unit. Fully tiled walls. Heated towel rail.

Cloakroom

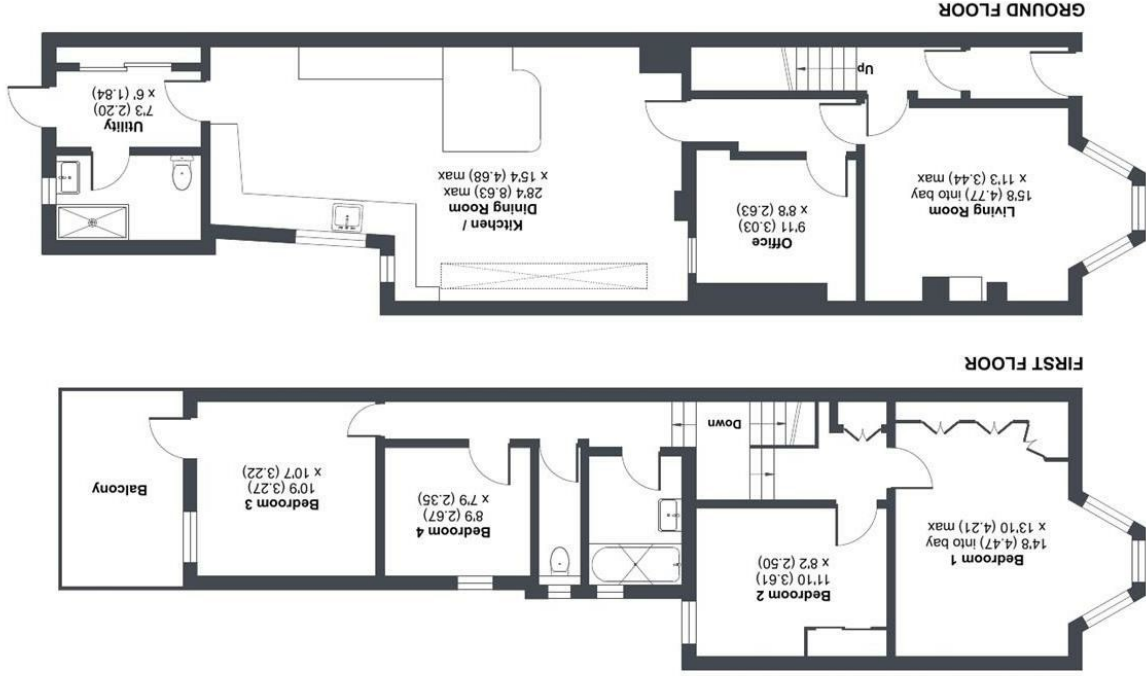
Obscure double glazed window to the side elevation. Close coupled WC with dual flush.

Garage

Roller door to the rear elevation. Obscure double glazed doors to the rear and front elevations, Double glazed window to the rear elevation. Power connected.

Externally

To the front of the property is a front garden with a coastal palm along with various flowering plants and shrubs. To the rear is an enclosed court yard style garden.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for David Ball Agencies. REF: 1295446

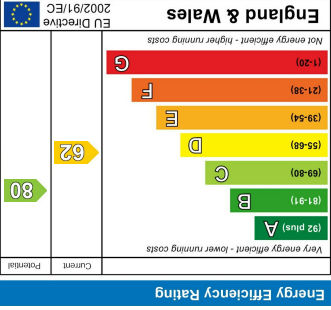
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Approximate Area = 1543 sq ft / 143.3 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 1803 sq ft / 167.4 sq m

For identification only - Not to scale



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