



55, Dale Road, Newquay, TR7 2TQ

david ball  
Agencies

Welcome to this delightful terraced house on Dale Road in the heart of Newquay. Featuring a modern kitchen and shower room, this home includes two spacious double bedrooms—perfect for a small family, a couple wanting extra space, or a home office. Ideally located, it provides convenient access to local amenities, enhanced by gas central heating and double-glazed windows for year-round comfort. Whether you're a first-time buyer, a young professional, or seeking to downsize, this property offers an excellent opportunity to own a home in a fantastic area.

**£225,000 Freehold**

### Key Features

- GREAT LOCATION
- IDEAL FOR FIRST TIME BUYERS
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- MODERN KITCHEN
- PARKING

### LOCATION

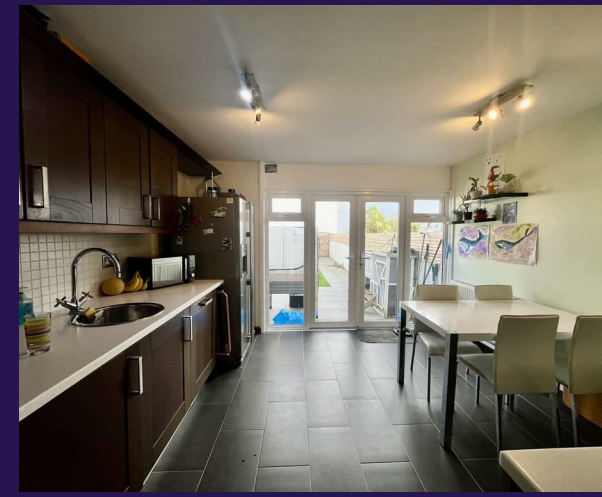
Located in the popular residential area of Treloggan is this terraced two double bedroom house with parking, Local facilities include Morrisons and Lidl Supermarkets, Primary school, Mcdonalds, Newquay Water world and Leisure Centre, a public house and Trenance Gardens. The town of Newquay is approximately one and half miles distance and benefits from a range of shopping, schooling 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.

### LOUNGE

Double glazed door. Double glazed window to the front aspect Radiator.

### KITCHEN/DINER

Double glazed doors providing access to the rear enclosed garden. Fitted kitchen with a range of wall, base and drawer units with roll top work surfaces over. Inset sink unit with mixer tap. Built in oven and grill with separate gas hob with extractor over.





### **BEDROOM ONE**

Double glazed window to the front aspect. Radiator

### **BEDROOM TWO**

Double glazed window to the rear aspect. Radiator

### **SHOWER ROOM**

Shower cubicle with overhead shower. Pedestal wash hand basin. Low level WC with cistern. Heated towel rail.

### **LANDING**

Storage cupboard. Access to loft.

### **EXTERIOR**

The property comes with an allocated parking space. To the front is laid mainly to lawn with a pathway to the front door. Leading from the kitchen /dining room is a patio door onto the rear garden which is enclosed by a block wall with timber fencing above, paved patio and an area laid mainly to lawn.

### **COUNCIL TAX BAND B**

### **SERVICES**

The following services can be found at the property: Mains electricity, water, gas and mains drainage, however we have not verified any of the connections.



