



david ball  
Agencies

112, Tower Road, Newquay, TR7 1NA

david ball  
Agencies

A substantial and versatile five bedroom townhouse in a highly sought after central Newquay location, within walking distance of Fistral Beach and the town centre. Offering generous accommodation over three floors, an enclosed front garden, courtyard style rear garden and valuable off street parking. Early viewing is highly recommended.

**Guide Price £495,000 Freehold**

### Key Features

- Substantial five bedroom townhouse
- Walking distance to Fistral Beach and Newquay town centre
- Living room with bay window
- Enclosed front garden
- Accommodation arranged over three floors
- Spacious kitchen with island and snug area
- Courtyard style rear garden with off street parking
- Early viewing is highly recommended





## The Property

Situated in the heart of Newquay, this impressive period townhouse enjoys an enviable position just moments from the vibrant town centre and within easy walking distance of the world famous Fistral Beach. Perfectly suited as a spacious family home, holiday retreat or investment opportunity, the property provides flexible accommodation arranged across three floors.

The ground floor offers welcoming and practical living space. A bright living room with bay window sits to the front of the property, while the spacious kitchen with central island provides a sociable hub for cooking and entertaining. Adjoining the kitchen is a cosy snug area, ideal as an additional sitting room or dining space. To the rear of the ground floor is a useful study/store room and a utility room with staircase access.

On the first floor, the property continues to impress with three well-proportioned bedrooms, including a generous principal bedroom with bay window and a further double bedroom to the rear. A family bathroom serves this level, along with an additional smaller bedroom which could also work well as a nursery, home office or dressing room.

The second floor provides further versatile accommodation, including another large bedroom and an additional bedroom, together with a shower room. This upper level is ideal for guests, older children or potential holiday letting use.

Externally, the property benefits from an enclosed front garden which provides an attractive approach and space to relax. To the rear is a courtyard-style garden which offers a low-maintenance outdoor area and, importantly, provides an off-street parking space – a rare and valuable feature in such a central Newquay location.

The property is perfectly positioned to enjoy everything Newquay has to offer, with its renowned beaches, coastal walks, restaurants, cafes and shops all close at hand.

## The Location

Tower Road is perfectly positioned between the town centre and the famous Fistral Beach, the property enjoys easy access to some of Cornwall's most spectacular coastline as well as the vibrant amenities of the town.

Just a short walk away is Fistral Beach, internationally renowned for its surfing, golden sands and dramatic Atlantic views, as well as a selection of popular beachfront restaurants and cafés. Newquay town centre is also within easy walking distance, offering a wide range of shops, supermarkets, bars, restaurants and everyday amenities.

The area is well connected, with Newquay railway station providing links to the national rail network and Newquay Airport offering flights to a number of UK and European destinations. The town also benefits from excellent schools, leisure facilities and coastal walking routes along the stunning North Cornwall coastline.

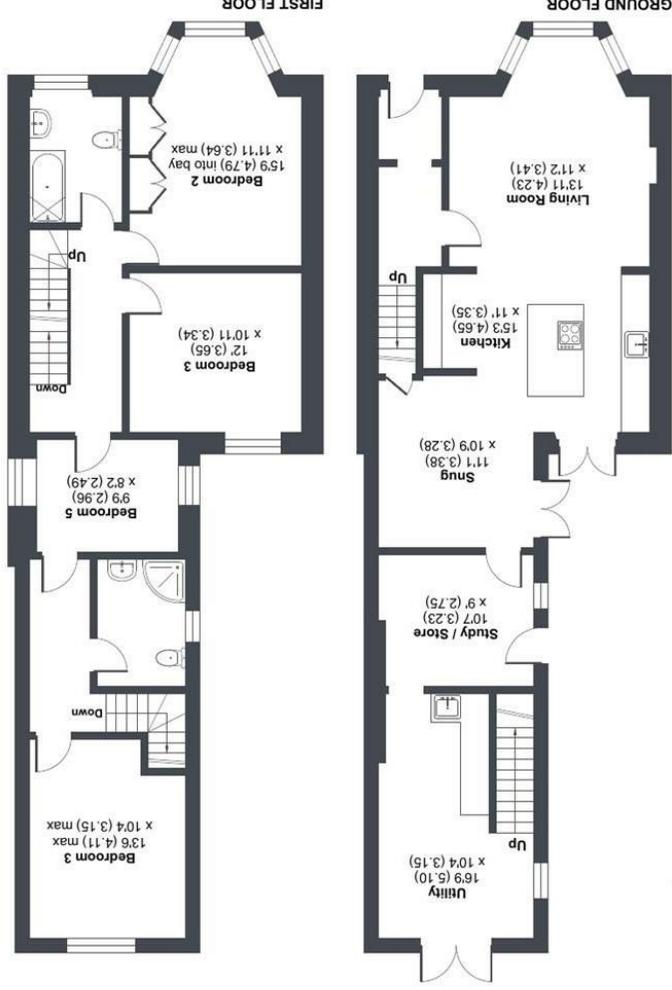
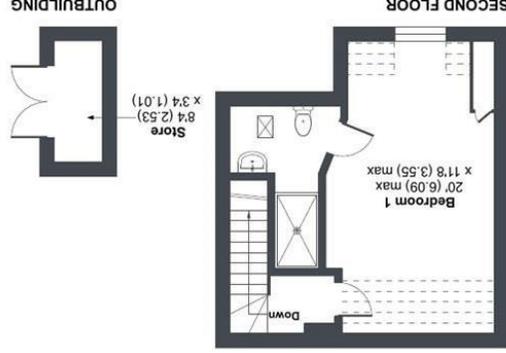
## Externally

To the front of the property is an enclosed garden which provides an attractive approach and a pleasant outdoor space. To the rear, the property benefits from a low-maintenance courtyard style garden which offers a private seating area and the added advantage of an off street parking space a valuable feature for a property in such a central Newquay location.

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (82 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Energy Efficiency Rating	72
Current	Potential
	79

**Tower Road, Newquay, TR7**  
 Approximate Area = 1938 sq ft / 180 sq m  
 Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Outbuilding = 27 sq ft / 2.5 sq m  
 Total = 2014 sq ft / 187 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchcom 2026. REF: 1422265

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied