



83A, Fore Street, Newquay, TR7 1EZ

david ball
Agencies

****CHAIN FREE**** A truly unique and rare opportunity to purchase a charming two bedroom property perched above Newquay's historic picturesque fishing harbour which provides the most incredible uninterrupted views over the entire Newquay Bay and coastline. This deceptive family home offers a contemporary open plan living space with feature log burning stove two bedrooms and a shower room. Early internal viewing is highly recommended.

Guide Price £395,000 Freehold

Key Features

- Chain Free
- Excellent Holiday Letting Potential
- Open Plan Living Space
- Town Centre Position
- Breathtaking Sea Views
- Enclosed Rear Garden
- Log Burner
- Early Viewing Recommended

AGENT NOTE

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

LOCATION

Fore Street is located in the heart of the town and is the ideal location for all the local beaches including the famous Fistral Beach and all the facilities Newquay has to offer. The town of Newquay benefits from a range of shopping, schooling and banking facilities 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.





KITCHEN

Dual aspect double glazed windows. Wooden door to the side elevation. A fitted kitchen with a range of base wall and drawer units. Butchers block style work surfaces inset sink unit. Ingrates electric oven with four ring hob and extractor over. Integrated under counter fridge and washing machine. Part tiled walls. Stairs to first floor. Door to shower room. Opening into

LOUNGE/DINING ROOM

Double glazed sliding patio doors to the rear elevation. Partial glazed roof. Feature log burning stove. Fitted shelving units.

SHOWER ROOM

Double glazed window to the side elevation. Walking shower unit with electric over head shower and screen. Low level WC. Wash hand basin. Part tiled walls.

BEDROOM ONE

Double glazed window to the rear elevation.

BEDROOM TWO

Borrowed light window. Fitted wardrobe.

EXTERNALLY

The rear enclosed garden is the perfect place to relax and unwind and enjoying the magical sunsets over Newquay's Harbour after a day in the surf or exploring everything Cornwall has to offer. The garden also offers a side entrance gate.



Fore Street, Newquay, TR7

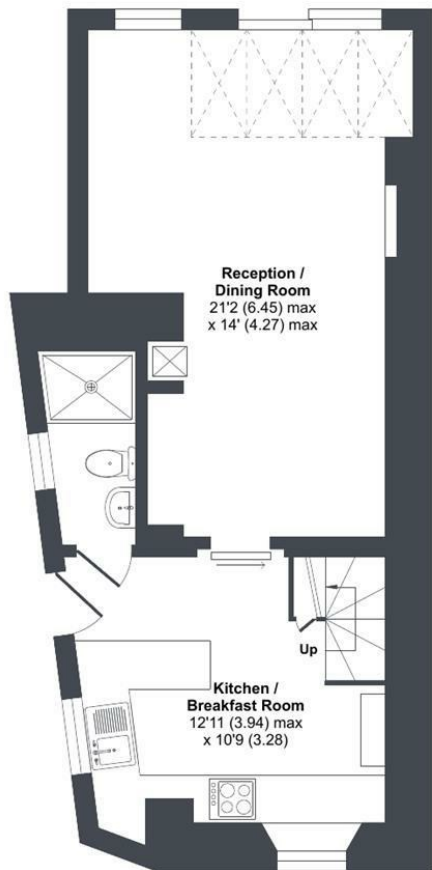
Approximate Area = 695 sq ft / 64.6 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

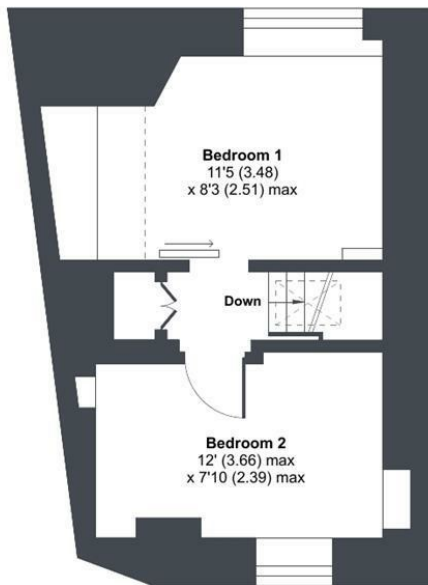
Total = 720 sq ft / 66.9 sq m

For identification only - Not to scale

Denotes restricted head height



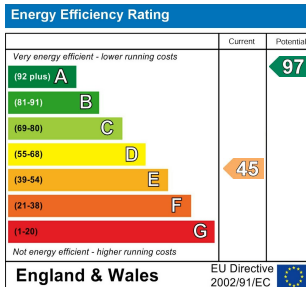
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for David Ball Agencies. REF: 930584



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PrimeLocation.com

01637 850850

www.davidballagencies.co.uk

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

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