



, Headland Road, Newquay, TR7 1FD

david ball
Agencies

AVAILABLE 1ST SEPTEMBER

This first-floor apartment, situated on Headland Road, offers modern open-plan living with a spacious lounge, kitchen, and dining area featuring integrated appliances. The property comprises two double bedrooms, including a principal bedroom with an en suite, as well as a separate family bathroom. Additional benefits include gas central heating, double glazing, and two balconies—accessible from the lounge and bedrooms. The interior is finished with laminate flooring throughout, complemented by carpets in the bedrooms. Water is included in the rent.

COUNCIL TAX D EPC B

RENT £1350 DEPOSIT £1557 HOLDING DEPOSIT £311

Applications by way of the Pre-application form on the David Ball Agencies Website

£1,350 PCM

Key Features

- First floor apartment
- Two double bedrooms
- Gas central heating
- Balcony
- Close To Newquay Town Centre
- Lounge/kitchen/dining room
- Two bathrooms
- Double glazing
- Close to Fistral Beach
- EPC - B

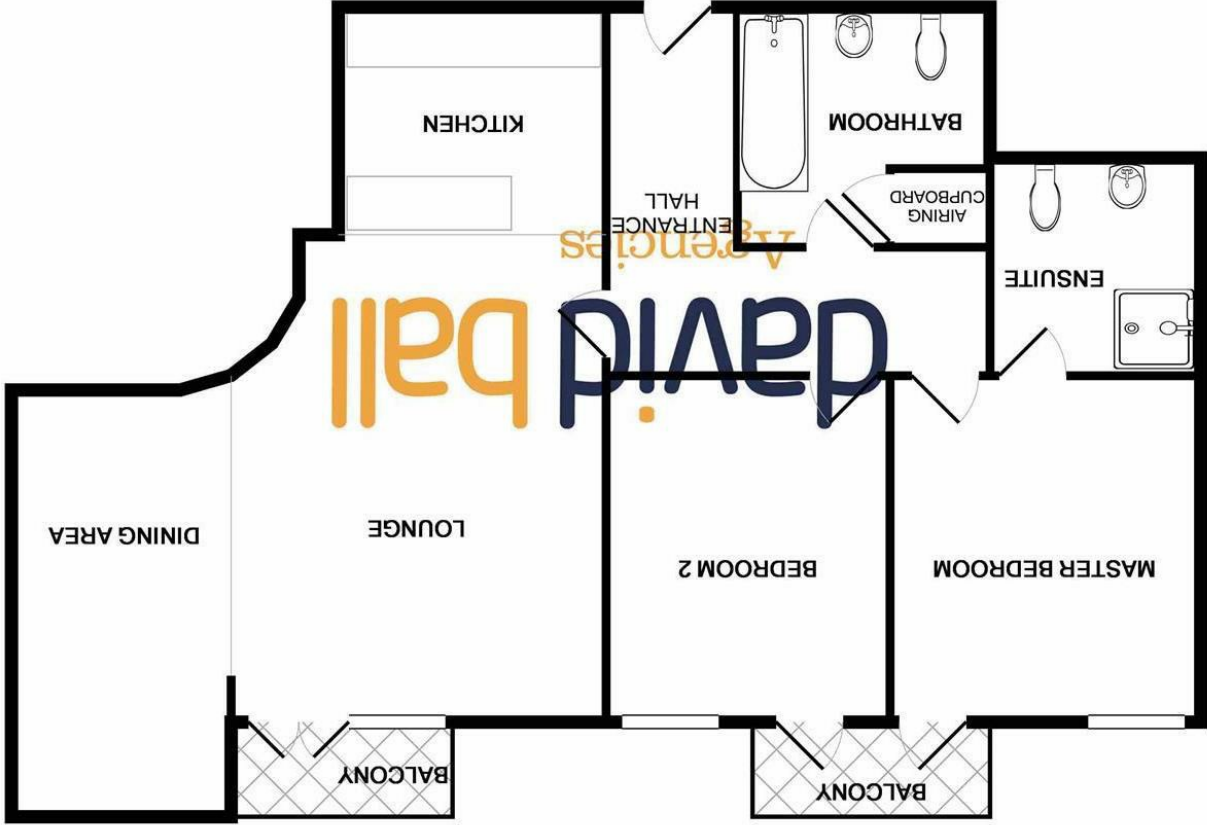
LOCATION

Located on the sought-after Headland Road, this immaculate two-bedroom, contemporary-style first-floor apartment is just a short walk from the iconic Fistral Beach—home to Rick Stein's renowned restaurant—as well as the scenic South West Coast Path and Newquay town centre. Newquay offers a wide range of amenities, including shops, schools, bars, restaurants, and vibrant nightlife. The town also features a historic working harbour and boasts some of the finest coastline in Europe. Excellent transport links are available via local bus and rail services, with Newquay Airport situated approximately seven miles away.

COUNCIL TAX BAND D







TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(11-20)	
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	82	83
Potential		

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