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9 Luxon Drive, Newquay TR7 2HE

£250,000

A WELL PROPORTIONED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH ALLOCATED PARKING AND A WELL ESTABLISHED SOUTHERLY FACING GARDEN AVAILABLE WITH NO ONWARD CHAIN LOCATED IN A TUCKED AWAY RESIDENTIAL CUL DE SAC CLOSE TO SCHOOLS AND AMENITIES.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- SOUTHERLY FACING GARDEN
- ALLOCATED PARKING FOR 2/3 CARS
- NO ONWARD CHAIN
- SPACIOUS, WELL PROPORTIONED ACCOMMODATION
- IN NEED OF SOME MODERNISATION
- HIGHLY DESIRABLE RESIDENTIAL CUL DE SAC
- IDEAL FOR FTB

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number Nine Luxon Drive - an ideal property for first time buyers located in one of the most beloved family communities in Newquay. This area is well-known for its peaceful environment, which makes it a perfect place to bring up children. It provides the ideal blend of convenience and peace with many local facilities nearby and easy access to the town centre. Families are attracted to this area because of its excellent facilities. Just a brief walk away, you can locate two grocery stores, the highly esteemed Bishops School, The Tavern Inn, and the charming Trenance Park. The park offers a boating lake, gardens, Waterworld, Newquay Zoo, and Concrete Waves, ensuring there are plenty of opportunities for family enjoyment and outdoor recreation.

This property has been lived in by the same owner for over twenty years, real testament to what a brilliant property and location it is! It is now in need of some basic modernisation.

A welcoming entrance porch guides you into a spacious lounge that benefits from a large front-facing window, allowing in plenty of natural light. There's ample space for a variety of furniture layouts and stairs leading to the first floor.

To the rear of the property lies the kitchen/diner, with its southerly aspect, the room is bathed in sunlight throughout the day, creating a warm and inviting atmosphere. The kitchen offers a basic but functional range of cupboards with plenty of space for all necessary white goods, making it a practical space for everyday cooking and dining. Rear sliding doors provide direct access to the garden, seamlessly connecting indoor and outdoor living.

Upstairs, you'll find two generous double bedrooms. The main bedroom, located at the front of the property, boasts built-in wardrobes. The second double bedroom is also a generous size with a southerly aspect. From the landing, there's access to the loft for additional storage, as well as the family bathroom, fitted with a bath with shower over, WC, and wash basin.

Externally, the property offers allocated off-road parking for two/three cars at the front. The rear garden is a real standout feature, a well-established, southerly facing outdoor space that's a real sun trap. It's beautifully planted with a variety of mature shrubs, bushes, and flowering plants, offering both privacy and an appealing outdoor retreat. to sit and enjoy. Whether you're enjoying a morning coffee on the patio or tending to the garden, it's an ideal space for relaxation and entertaining.

In summary, with its light-filled rooms, practical layout, and private garden, this home presents a fantastic opportunity to many buyers. Offered with no onward chain.

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Hallway
1.42m x 1.24m (4'8 x 4'1)

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Kitchen Diner
4.60m x 2.82m (15'1 x 9'3)

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Lounge
4.57m x 3.84m (15'0 x 12'7)

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Bedroom 1
3.58m x 3.10m (11'9 x 10'2)

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Bedroom 2
3.58m x 2.64m (11'9 x 8'8)

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Bathroom
2.01m x 1.75m (6'7 x 5'9)

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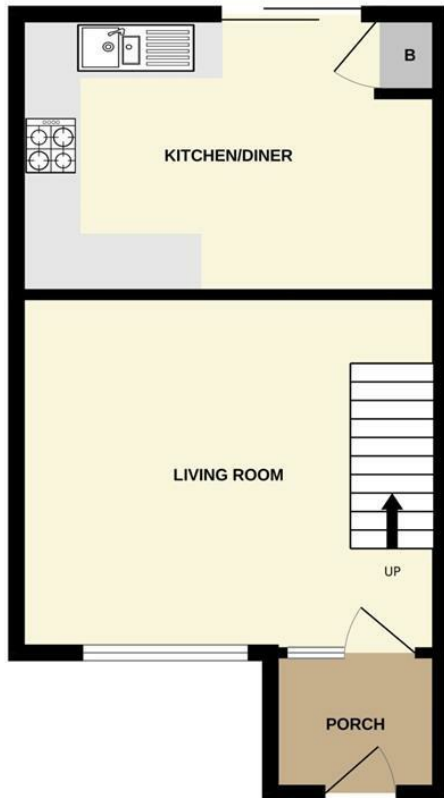
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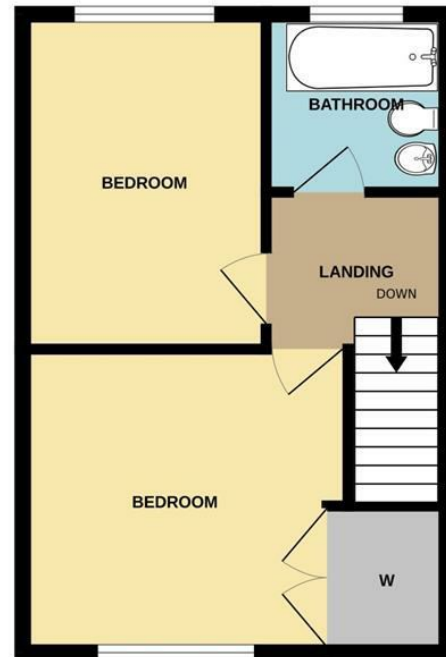
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FLOORPLAN:

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.





1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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