

"Estate Agency is evolving...evolve with us"



**22 Polwhele Road, Newquay TR7 2LW**

**£230,000**

AN EXCELLENT EXAMPLE OF A TWO DOUBLE-BEDROOM TERRACED HOUSE WITH ALLOCATED PARKING AND A SOUTHERLY-FACING GARDEN, OFFERED WITH NO ONWARD CHAIN, SITUATED IN A HIGHLY SOUGHT-AFTER AND CONVENIENT RESIDENTIAL LOCATION. PERFECT FOR FIRST TIME BUYERS.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

**FEATURES:**

- TWO DOUBLE BEDROOM HOUSE IN GREAT CONDITION
- ALLOCATED PARKING
- SOUTHERLY FACING FRONT GARDEN
- GORGEOUS UPGRADED KITCHEN DINER
- NO ONGOING CHAIN
- PRIVATE AND TUCKED AWAY
- POPULAR RESIDENTIAL AREA
- PERFECT FOR FIRST TIME BUYERS
- EPC TO FOLLOW

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

"Estate Agency is evolving...evolve with us"



## DESCRIPTION:

Welcome to Number Twenty Two Polwhele Road, a brilliant two double bedroom house situated in the highly sought-after Treloggan area of Newquay, a location consistently popular with families and buy-to-let investors alike. Polwhele Road forms part of a convenient and well-established residential neighbourhood, within easy reach of Morrisons and Lidl supermarkets, as well as Newquay's wide range of amenities and attractions, including its famous beaches. The property also benefits from excellent transport links, being just a couple of minutes from the A392, providing straightforward access in and out of the town.

Polwhele Road has long been a firm favourite with families thanks to its proximity to local schools and everyday amenities. This particular home enjoys a tucked-away position within a quiet cul-de-sac, with no passing traffic to the front. To the rear, the garden offers direct access onto Treloggan Road, making nearby facilities even more convenient.

The property itself is a well-presented two double bedroom terraced home, filled with natural light throughout.

You are welcomed into this home with a tiled entrance porch leading into a spacious lounge, complete with stairs rising to the first floor. This is a superb family living space, enhanced by a large front window that enjoys sunshine throughout the day.

To the rear, the kitchen was upgraded in recent years and features a generous range of contemporary grey gloss units. There is space for a washing machine and fridge freezer, along with an integrated dishwasher, electric oven and hob. A door from the kitchen opens onto the rear garden, and there is ample room for a family-sized dining table, making it a practical and sociable space.

Upstairs, there are two well-proportioned double bedrooms, one positioned at the front and one at the rear. Both rooms offer comfortable accommodation with space for fitted wardrobes.

The bathroom comprises a bath with shower over, WC and wash basin, presented in a bright, fresh and modern style.

Large windows throughout the property allow natural light to flood in, creating a warm and airy atmosphere in every room. There's gas central heating powered by a combination boiler and upvc double glazed windows throughout.

Externally, the southerly facing front garden includes a sun terrace immediately outside the front door — a wonderful sun trap and perfect spot for a morning coffee. The remainder of the front garden is mainly laid to lawn with planted borders. To the rear, there is a patio area and a garden shed. There's one allocated parking space, as well as unrestricted on-road parking to the front.

Overall, this is an excellent opportunity for a first-time buyer or investor to acquire a true 'turn-key' home in a quiet, tucked-away position, complete with a delightful sun trap garden.

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

"Estate Agency is evolving...evolve with us"



Porch  
0.97m x 0.74m (3'2 x 2'5)

Lounge  
5.97m x 3.56m (19'7 x 11'8)

Kitchen Diner  
3.84m x 3.53m (12'7 x 11'7)

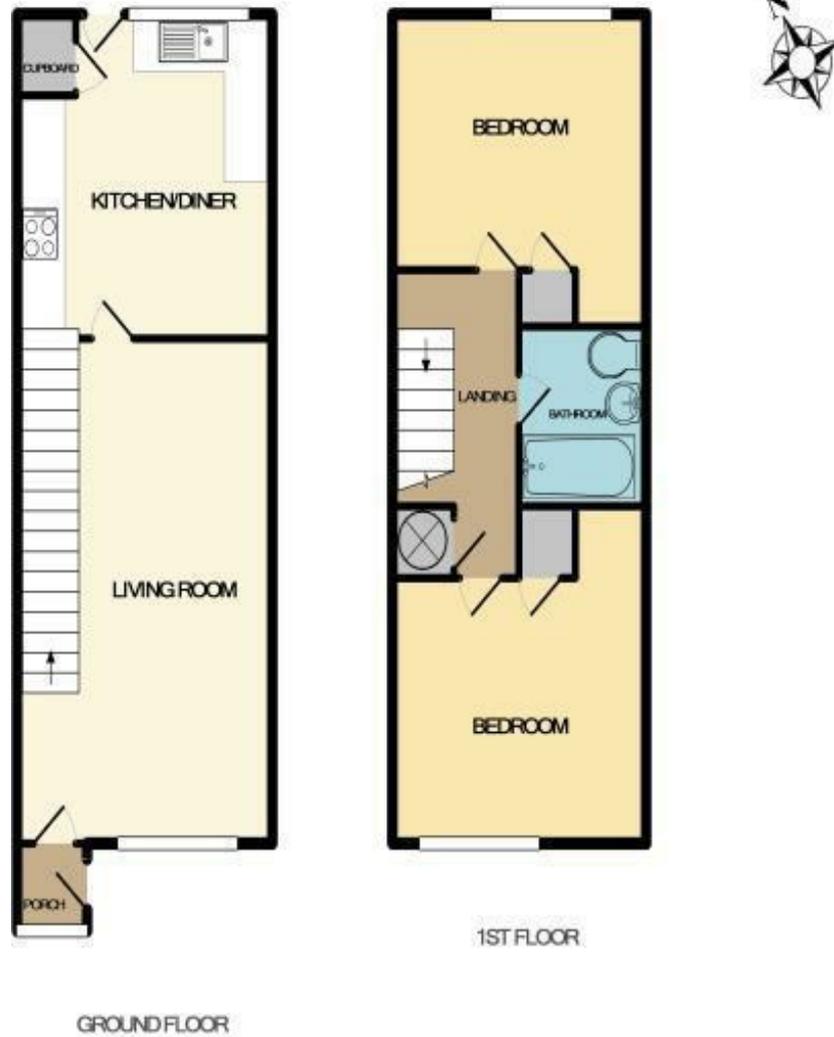
Bedroom 1  
3.68m x 3.56m (12'1 x 11'8)

Bedroom 2  
3.86m x 3.56m (12'8 x 11'8)

Bathroom  
2.03m x 1.63m (6'8 x 5'4)

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



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.  
Made with Metropix G2013

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.