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230 Herver Road, Newquay TR7 3EH

£350,000

AN EXTENDED THREE BEDROOM TOWN HOUSE WITH A STUNNING 160FT SOUTHERLY FACING GARDEN AND AMPLE DRIVEWAY PARKING. THIS PROPERTY IS WITHIN WALKING DISTANCE OF FOUR SCHOOLS AND PORTH BEACH...IDEAL FOR FAMILIES.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- EXTENDED THREE BEDROOM FAMILY HOME
- AMPLE DRIVEWAY PARKING
- 160 FT SOUTHERLY FACING GARDEN
- VERSATILE RECEPTION ROOMS
- EV CHARGER
- GROUND FLOOR WC
- BRILLIANT FAMILY LOCATION WITHIN WALKING DISTANCE OF PRIMARY AND SECONDARY SCHOOLS
- MANY PERIOD FEATURES
- SUMMER HOUSE WITH POWER

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DESCRIPTION:

Welcome to 230 Henvor Road, a spacious and characterful three-bedroom family home full of charm, set in one of Newquay's most desirable residential locations.

Ideally positioned on the ever-popular Henvor Road, this home is perfectly suited to family living. Both of Newquay's secondary schools are within walking distance, with St Columb Minor Academy and Nansledan Primary School also close by. Just a short stroll away, Chester Road shopping centre offers a fantastic range of everyday amenities including a bank, post office, café, butcher, bakery, and hardware store.

For coastal living, the golden sands of Porth Beach are within easy reach, while Newquay town centre—approximately one mile away—provides an excellent mix of independent shops and high street retailers. The area is also well known for its vibrant food and drink scene, ranging from relaxed cafés and family-friendly pubs to stylish bistros and fine dining, offering something for every occasion.

This attractive townhouse blends original character with modern family living. It offers a generous southerly facing rear garden, ample driveway parking, and a layout designed for everyday practicality. The current owners have further enhanced the home by opening up the kitchen area, creating a more sociable and family-friendly space.

An entrance porch leads into a bright and welcoming hallway with stairs rising to the first floor. The lounge is positioned at the front of the property and is a generous, characterful space featuring a box bay window and a feature fireplace. To the rear, a versatile dining room/games room flows seamlessly into the kitchen. The white shaker-style kitchen offers a good range of cupboards with space for a freestanding oven, washing machine, and fridge freezer. A useful cloakroom is located just off the kitchen, along with direct access out to the rear garden.

Upstairs, there are three well-proportioned bedrooms, comprising two spacious doubles and a single. Both double bedrooms are well sized and comfortable. The landing also provides access to the loft via a ladder. The family bathroom is well appointed and includes a bath, separate shower, WC, and wash basin.

The property benefits from gas central heating via a combination boiler located in the kitchen, along with UPVC double glazing throughout.

Externally, the impressive 160ft south-facing rear garden is a true standout feature, enjoying sunshine throughout the day. It includes a large patio area, extensive lawn, pond, seating areas, and a garden room/shed—creating an ideal space for relaxing, entertaining, and family life. There is also ample room for children to play and explore. To the front, the property offers generous driveway parking for multiple vehicles, as well as the added benefit of an EV charging point.

In summary, this wonderful home offers everything a family could wish for—walking distance to schools, close proximity to the beach, a superb garden, excellent entertaining space, and convenient off-road parking.

Lounge
4.72m x 4.09m (15'6 x 13'5)

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Dining Room/Reception Room
3.89m x 3.18m (12'9 x 10'5)

Kitchen Diner
5.99m x 5.49m max (19'8 x 18'0 max)

WC
1.37m x 0.79m (4'6 x 2'7)

Bedroom 1
4.70m x 3.25m (15'5 x 10'8)

Bedroom 2
3.51m x 3.15m (11'6 x 10'4)

Bedroom 3
2.97m x 1.88m (9'9 x 6'2)

Bathroom
2.95m x 1.40m (9'8 x 4'7)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Total Area: 120.0 m² ... 1292 ft² (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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		67	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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