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**29 St. Thomas Road, Newquay TR7 1RS**

**£415,000**

AN EXCEPTIONALLY SPACIOUS AND CONVENIENTLY POSITIONED SEMI DETACHED FOUR/FIVE BEDROOM FAMILY HOME OFFERING SPACIOUS, VERSATILE ACCOMMODATION AND DRIVEWAY PARKING. THIS PROPERTY WOULD BE IDEAL FOR A FAMILY LOOKING FOR EASY ACCESS TO THE LOCAL SCHOOLS, BEACHES AND TOWN...OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 5 / **BATHROOMS:** 2

**FEATURES:**

- FOUR/FIVE BEDROOM FAMILY HOME
- OOZING CHARM AND CHARACTER
- DRIVEWAY PARKING
- GENEROUS REAR GARDEN
- SEA VIEWS FROM THE FIRST FLOOR
- CONVENIENTLY LOCATED WITHIN EASY REACH OF THE TOWN AND MANY BEACHES
- WALKING DISTANCE TO THE LOCAL SCHOOLS
- MANY ORIGINAL FEATURES
- NO ONWARD CHAIN

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#### DESCRIPTION:

Welcome to Number Twenty Nine St Thomas Road; a brilliant and exceptionally spacious family home located on a conveniently located street comprising of well kept properties with a mixture of houses, bungalows and apartments. The town centre is just a short stroll away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you. Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind.

This property has been well looked after and much improved over the years by the current owners, there's charm and character in abundance with many original features including internal doors, floor boards and tiling.

An entrance porch gives way to an inviting hallway with stairs to the first floor and original period tiling. The main living room at the front is a generous size with a working fire, a warm relaxing space big enough for the whole family to relax at the end of the day. Also on the ground floor you will find an additional reception room/bedroom 5, a versatile space ideal for working from home, also with a working fire.

At the rear, the kitchen diner is a brilliant family room with ample space for cooking, dining and relaxing. Complete with a moroccan effect tiled floor and plenty of shaker style units this kitchen is perfect for entertaining and socialising. Practically, there's space for a washing machine, fridge freezer and Range style oven. At the rear of the kitchen you will find a useful shower room and access to the rear garden.

The remaining four bedrooms can be found on the first floor, there's two at the front and two at the rear all decorated well and complimented by original floor boards adding to the charm of this gorgeous property. The two bedrooms at the rear offer far reaching distant sea views. The landing area is particularly spacious and bright and offers access to the loft and family bathroom which has a bath with shower over.

This property has gas central heating powered by a combination boiler located with a cupboard in the dining area.

Externally, at the front, there's driveway parking for two cars and a neat low maintenance front garden. At the rear, the garden is a generous size and laid mainly to lawn...a blank canvas for the next buyer to put their own stamp on. There's plenty of mature shrubs and trees and a garden shed.

In summary, this property offers character and charm in abundance. It's well located within easy walking distance of the best of what Newquay has to offer with the added benefit on no onward chain.

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Porth  
1.80m x 0.81m (5'11 x 2'8)

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Lounge  
4.22m x 3.45m (13'10 x 11'4)

.

Ground Floor Bedroom/Reception Rm  
4.45m x 3.45m (14'7 x 11'4)

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Shower Rm Ground Floor  
2.03m x 1.65m (6'8 x 5'5)

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Kitchen Diner  
6.53m x 3.78m (21'5 x 12'5)

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Hallway  
2.67m x 2.44m (8'9 x 8'0)

.

Bedroom 1  
3.73m x 3.45m (12'3 x 11'4)

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Bedroom 2  
3.66m x 3.48m (12'0 x 11'5)

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Bedroom 3  
4.34m x 2.57m (14'3 x 8'5)

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Bedroom 4  
5.79m x 2.06m (19'0 x 6'9)

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**FLOORPLAN:**

GROUND FLOOR

1ST FLOOR



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		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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