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12 Linden Avenue, Newquay TR7 2ES

£300,000

A DECEPTIVELY SPACIOUS THREE-BEDROOM SEMI DETACHED FAMILY HOME WITH AN ENCLOSED SOUTHERLY FACING REAR GARDEN, DRIVEWAY PARKING AND A GARAGE. PERFECTLY LOCATED WITHIN WALKING DISTANCE OF NEWQUAY TOWN CENTRE, LOCAL SCHOOLS, AND SEVERAL POPULAR BEACHES. IDEAL FOR FAMILIES AND FIRST-TIME BUYERS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- SEMI DETACHED FAMILY HOME CLOSE TO SCHOOLS, THE TOWN CENTRE AND MANY BEACHES
- HUGE POTENTIAL TO MODERNISE AND UPDATE
- GARAGE AND OFF ROAD PARKING
- SOUTHERLY FACING ENCLOSED GARDEN
- NO ONWARD CHAIN
- BUILT IN STORAGE IN ALL BEDROOMS
- SPACIOUS, BRIGHT ACCOMMODATION

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DESCRIPTION:

Welcome to Number Twelve Linden Avenue, ideally situated just off Trenance and Agar Road, offering a fantastic location for a wide range of buyers who value convenience and access to local attractions. This well-positioned property is just a short walk from Newquay town centre, where you'll find a variety of shops, restaurants, cafés, and essential amenities. Several of the town's most popular beaches are also within easy reach, making it perfect for enjoying the best of coastal living.

Families will especially appreciate the proximity to Trenance Infant School, which is within easy walking distance—making school drop-offs simple and stress-free. The area also benefits from nearby Trenance Park, a large and much-loved green space featuring a boating lake, children's play areas, and beautiful gardens. For active lifestyles, Newquay Skate Park and Waterworld Leisure Centre are also just a short stroll away, providing fantastic recreational facilities for all ages. Whether you're looking for peaceful walks, family fun, or fitness options, everything is close at hand.

This charming, well-proportioned home offers plenty of space and a thoughtfully designed layout that caters perfectly to the needs of a growing family. Combining traditional character with practical family-friendly features, it promises comfortable living in a convenient and welcoming location.

A bright and inviting hallway with stairs to the first floor guides you into this family home. The ground floor features a generously sized lounge at the front, flooded with natural light, creating a cosy yet spacious environment for relaxing with the family. Sliding doors connect the lounge seamlessly to the dining room, offering a versatile open-plan feel—perfect for family meals, homework sessions, or entertaining friends and relatives.

At the rear of the home, the traditional style kitchen overlooks the garden through a large window, allowing you to keep an eye on children playing outside while preparing meals. Adjacent to the kitchen is a practical utility store with plumbing for a washing machine and direct access to the garden—ideal for managing laundry with useful additional storage.

Upstairs, the first floor comprises three well-sized bedrooms—two generous doubles and a comfortable single—each thoughtfully fitted with built-in storage to help keep the rooms tidy and organised. The current family bathroom and separate WC offer flexibility, with excellent potential to combine these into a larger, modern family bathroom to suit your needs.

This property has gas central heating powered by a combination boiler located in the utility store. The windows are all upvc double glazed.

Externally, you will find a private, enclosed southerly-facing garden with mature plants and trees, enjoying sun all day—perfect for relaxing or gardening, with a greenhouse included. Additional benefits include a garage with an electric door, off-road parking to the front, and side access to the rear garden for added convenience.

In summary, this spacious and well-maintained home is ideally positioned for families to make the most of Newquay's vibrant lifestyle, and is offered to the market with no onward chain.

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Hallway

3.35m x 1.68m (11'0 x 5'6)

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Lounge

4.57m x 3.35m (15'0 x 11'0)

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Dining Room

3.05m x 2.46m (10'0 x 8'1)

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Kitchen

3.81m x 3.05m (12'6 x 10'0)

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Rear Utility Store

1.85m x 1.68m (6'1 x 5'6)

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Bedroom 1

3.68m x 2.67m (12'1 x 8'9)

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Bedroom 2

3.40m x 2.74m (11'2 x 9'0)

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Bedroom 3

3.86m x 2.59m max (12'7" x 8'5" max)

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Bathroom

1.65m x 1.52m (5'5 x 5'0)

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WC

1.68m x 0.79m (5'6 x 2'7)

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Garage

5.23m x 2.44m (17'2 x 8'0)

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FLOORPLAN:



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	86
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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