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17 St. Thomas Road, Newquay TR7 1RS

£240,000

A DECEPTIVELY SPACIOUS AND FLEXIBLE THREE BEDROOM SEMI DETACHED BUNGALOW OOZING CHARM AND CHARACTER WITH A WELL ESTABLISHED ENCLOSED REAR GARDEN AND A VERSATILE GARDEN STUDIO. LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND BEACHES AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

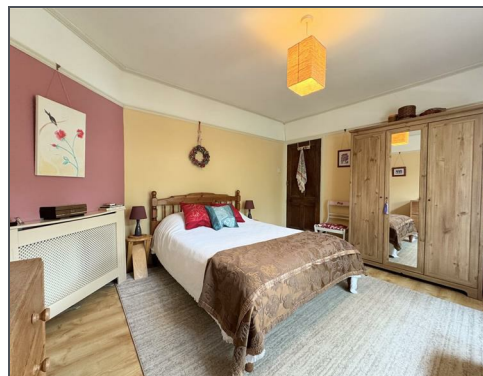
- THREE BEDROOM SEMI DETACHED BUNGALOW
- VERY WELL PRESENTED
- BURSTING WITH CHARM AND ORIGINAL FEATURES
- GARDEN STUDIO
- ENCLOSED, WELL ESTABLISHED REAR GARDEN
- WALKING DISTANCE TO THE TOWN, BEACHES AND AMENITIES
- HUGE POTENTIAL
- NO ONWARD CHAIN
- FIBRE BROADBAND DIRECT TO THE PROPERTY
- PLEASE SEE 'AGENT'S NOTE' RE CONSTRUCTION

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DESCRIPTION:

Welcome to Number Seventeen St Thomas Road – a generously sized and beautifully maintained family home, perfectly located on a peaceful, well-kept street that features a mix of houses, bungalows, and apartments. Just a short stroll from the town centre, you'll have easy access to everything from unique independent shops to well-known high street retailers. Whether you prefer casual meals in charming cafés or evenings out at trendy restaurants and bars, Newquay caters to a wide range of tastes and lifestyles. The area also boasts a selection of highly regarded nurseries, primary, and secondary schools, making it an ideal location for families seeking a welcoming and well-connected community.

This property has been lovingly cared for by the same owner for around forty years! It's charming and bursting with character and many original features throughout. A welcoming hallway guides you into this property where you will find the bright and inviting lounge on the right featuring a charming box bay window, filling the room with natural light and creating a warm, welcoming atmosphere. There are three well-presented bedrooms, including two generous doubles and a comfortable single, all tastefully decorated. The rear double bedroom has, in the past been used as a dining room and features a log burner.

The neat, bright bathroom is equipped with a full-size bath and an electric shower over, a wc and wash basin.

To the rear of the property, the kitchen enjoys garden views through a large window and includes a rear access door. The space is fitted with a range of traditional-style units, an integrated electric oven and gas hob, space for a fridge freezer and dishwasher, and a breakfast bar providing a casual dining area. Additional features include loft access, and a handy storage cupboard housing an instant hot water heater.

The property benefits from mostly double-glazed windows, with a few single-glazed windows remaining, there's electric heating throughout. Gas is connected to the property, offering potential for future upgrades.

Externally, the beautiful enclosed garden is a true highlight – thoughtfully landscaped and full of a variety of well-established plants, trees, and shrubs, perfect for gardening enthusiasts. A standout feature is the versatile garden studio, ideal as a home study, creative space, or teenagers' retreat. There's plumbing for a washing machine within the studio. Additionally, there are two garden sheds, one of which has power.

This delightful bungalow combines comfort, charm, and practicality – early viewing is highly recommended. Offered with no onward chain.

Agents Note

Historically, the rear garden has offered private parking accessed via the lane at the back, where the gate posts still remain. We understand parking could be easily re-created subject to the necessary regulations and permission.

Agents Note – We have been informed by the vendors that the property, as a whole, is constructed of 'Single Skin Block', concrete block laid on the flat which was a common construction method in houses of this age. Whilst the house currently has a mortgage nowadays it may lead to issues obtaining a mortgage with a mainstream lender, as it may be deemed 'not suitable for standard residential mortgages'.

We suggest that any buyers who will be looking to purchase using finance raised through the form of a mortgage, seek professional advice on the above before committing to an offer.

Hallway

4.70m x 3.20m (15'5 x 10'6)

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Lounge
4.67m x 3.58m (15'4 x 11'9)

Bedroom
4.14m x 3.66m (13'7 x 12'0)

Bedroom
3.45m x 2.97m (11'4 x 9'9)

Bedroom
2.49m x 2.13m (8'2 x 7'0)

Bathroom
2.44m x 1.45m (8'0 x 4'9)

Kitchen
4.75m x 2.62m (15'7 x 8'7)

Garden Studio
8.00m x 3.48m (26'3 x 11'5)

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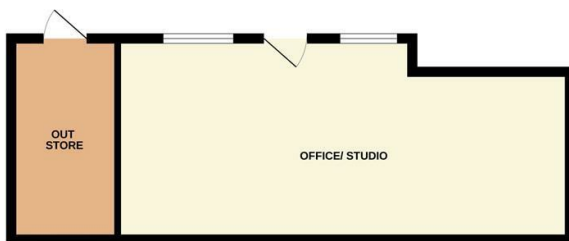
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FLOORPLAN:

BASEMENT
359 sq.ft. (33.4 sq.m.) approx.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		86
(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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		86
(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		

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.

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