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56 Edgcumbe Avenue, Newquay TR7 2NJ

£395,000

A GORGEOUS REFURBISHED PERIOD TOWN HOUSE WITH AN ANNEXE LOCATED JUST A FEW MINUTES WALK TO TOLCARNE BEACH. THIS LARGE, FAMILY FRIENDLY PROPERTY OFFERS FLEXIBLE LIVING AREAS, A LOW MAINTENANCE' REAR GARDEN AND OFF ROAD PARKING, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- PERIOD TOWN HOUSE WITH AN ANNEXE
- FIVE BEDROOMS INCLUDING THE ANNEXE
- OFF STREET PARKING
- NEAT, LOW MAINTENANCE GARDEN
- NO ONWARD CHAIN
- MAIN BEDROOM EN SUITE
- UTILITY AND GROUND FLOOR WC
- VERSATILE ANNEXE
- NEW COMBINATION BOILER IN 2023
- EASY WALKING DISTANCE TO THE TOWN AND BEACHES

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

Welcome to Number Fifty Six Edgcumbe Avenue, just a few minutes walk from Tolcarne Beach....a brilliant location, just on the edge of the town centre within walking distance of many shops, cafes and bars. Within a short walk you will also find the beautiful Trenance Boating Lake and Gardens which has a popular cafe and many peaceful areas to sit and enjoy the surroundings. With Newquay Junior Academy just a few steps away and Trenance Park, The Boating Lake and Gardens just a little further down the road, this location is a front runner for families looking for a life style by the sea!

Offering plenty of space, flexibility and a great standard of accommodation this property has been lovingly cared for and much improved by the current owners. It retains plenty of charm and character yet offers many modern touches with the added benefit of an annexe.

A spacious and inviting hallway with stairs to the first floor guides you into this family home where you will find access to the lounge and kitchen, there's also some useful under stairs storage. The lounge diner which was originally two separate room has been opened up to create the ultimate family area with a bay window to the front. There's ample space for plenty of lounge and dining furniture, the perfect area for the whole family to relax at the end of the day.

At the rear, the kitchen offers a brilliant range of contemporary white gloss units with space for a fridge freezer, Range style oven and an integrated dish washer, a bright and social space with access to the rear garden. Off from the kitchen, you will find a useful utility room with a WC.

Three of the bedrooms can be found on the first floor, the larger of the three at the front offers a dressing area with a bay window to the front. The other two at the rear are a great size. Also on the first floor, the bathroom is split into a bathroom with a bath and shower with a separate wc next door.

The remaining bedroom can be found on the second floor, a brilliant and spacious dual aspect bedroom with the luxury of an en suite shower room.

Externally, at the front there's parking for one car and at the rear, you will find a neat low maintenance garden with an area of decking, a small area of lawn and an annexe.

The self contained annexe offers a very useful additional space, perfect for working from home, as a teenagers den or potentially an additional income. There's a neat kitchen, living and bedroom area and a shower room. Anyone staying in the annexe will have their own access via the side gate into the garden.

In summary, this property offers huge flexibility, income potential, the luxury of parking and a neat garden...a brilliant family home in a superb location.

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Hallway
6.07m x 1.73m (19'11 x 5'8)

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Lounge Diner
8.26m x 4.19m (27'1 x 13'9)

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Kitchen
5.89m x 2.97m (19'4 x 9'9)

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Utility
2.26m x 1.70m (7'5 x 5'7)

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WC
1.63m x 1.19m (5'4 x 3'11)

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Bedroom 1
5.41m x 4.60m (17'9 x 15'1)

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Bedroom 2
3.63m x 3.51m (11'11 x 11'6)

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Bedroom 3
3.12m x 3.00m (10'3 x 9'10)

.

Bathroom
2.01m x 1.60m (6'7 x 5'3)

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Bedroom 4
6.07m x 3.56m (19'11 x 11'8)

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En Suite
1.85m x 1.55m (6'1 x 5'1)

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Annexe Kitchen/Lounge/Bedroom
4.47m x 1.55m (14'8 x 5'1)

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FLOORPLAN:

GROUND FLOOR
83.7 sq.m. (901 sq.ft.) approx.



1ST FLOOR
60.1 sq.m. (647 sq.ft.) approx.



2ND FLOOR
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 173.3 sq.m. (1865 sq.ft.) 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		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	

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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