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**12a Michell Avenue, Newquay TR7 1BN**

**£350,000**

A GORGEOUS PERIOD TOWN HOUSE WITH THREE BEDROOMS, A LOFT ROOM, A LOW MAINTENANCE WESTERLY FACING GARDEN AND A GARAGE. THIS PROPERTY HAS BEEN MUCH IMPROVED AND LOVINGLY CARED FOR BY THE CURRENT OWNERS AND OFFERS SPACIOUS, MODERN ACCOMMODATION YET STILL RETAINS MUCH CHARM AND CHARACTER.

**PROPERTY TYPE:** House - Terraced

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

**FEATURES:**

- GORGEOUS THREE BEDROOM TOWNHOUSE
- LOVINGLY CARED FOR AND REFURBISHED BY THE CURRENT OWNERS
- SINGLE GARAGE
- SPACIOUS, BRIGHT ACCOMMODATION
- LOW MAINTENANCE, WESTERLY FACING GARDEN
- LOFT ROOM WITH FAR REACHING VIEWS ACROSS THE TOWN
- WALKING DISTANCE TO THE TOWN CENTRE AND MANY BEACHES
- PLENTY OF CHARACTER AND ORIGINAL FEATURES

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## DESCRIPTION:

### THE LOCATION:

Welcome to 12A Michell Avenue — a superb example of a three-bedroom townhouse that has been lovingly upgraded and beautifully finished by the current owners. The level of quality and attention to detail throughout is exceptional.

Perfectly positioned just a few minutes' walk from Newquay's vibrant town centre, the home enjoys easy access to an excellent mix of independent boutiques and well-known high-street brands. Whether you prefer cosy gastro pubs, stylish bistros, relaxed cafés or upscale restaurants and bars, Newquay caters to every taste, making it an ideal place to unwind, shop, or enjoy an evening out.

The area is also well served by highly regarded nurseries, primary schools and secondary schools, making it a popular choice for families looking to settle in a community-focused location.

For leisure and lifestyle, the property is within walking distance of several stunning beaches — including the internationally renowned Fistral Beach — as well as the Heron Tennis Centre, Newquay Sports Centre and the beautiful Trenance Gardens.

A porch with an original tiled floor guides you into the hallway featuring plenty of storage and stairs to the first floor. You will find the lounge diner on the right which has a box bay window to the front and a feature electric fire, complimented by practical laminate flooring, a brilliant family sized room with ample space for everyone to snuggle down and watch a film. There's plenty of space for a large dining table and doors giving access to the courtyard garden.

At the rear of the property, the kitchen features a door to the side and is fitted with an extensive range of stylish navy-blue units. There's space for a fridge-freezer, dishwasher and washing machine, along with an integrated oven, gas hob and microwave. A large window overlooking the garden fills the room with an abundance of natural light, creating a bright and inviting space.

All three bedrooms are located on the first floor, including two well-proportioned doubles and a single. The largest bedroom benefits from generous built-in storage and an attractive box bay window to the front. Each bedroom is beautifully presented with high-quality carpets, creating a warm and cosy feel throughout.

The updated family bathroom is bright and spacious, offering a large bathtub, separate shower, WC and wash basin. An additional WC next door adds extra convenience for busy households.

The current owners have also converted the loft into a highly useable space, complete with eaves storage and a Velux window that provides far-reaching views across the town along with sea glimpses.

There's UPVC double-glazed windows throughout and gas central heating powered by an efficient, recently updated combination boiler.

Externally, the front of the home enjoys a neat and tidy courtyard garden. To the rear, the attractive westerly-facing garden benefits from plenty of afternoon and evening sunshine. Designed for low maintenance, it features astro turf and ample space for relaxing or dining al fresco. At the bottom of the garden is a single garage with power, big enough for a large car or simply for storage.

In summary, this property really is turn-key ready! The location is very convenient, the finish is superb and there's a garage! In our opinion, the ultimate family home close to the town.

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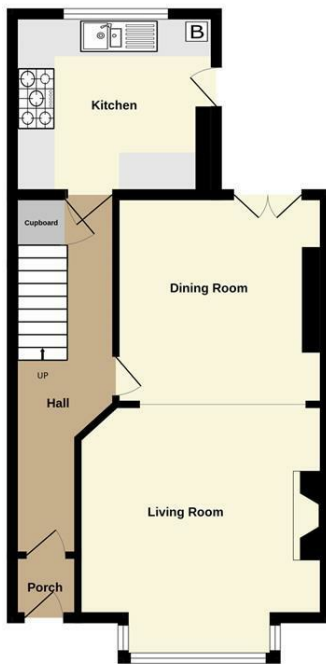


- Porch  
1.14m x 1.12m (3'9 x 3'8)  
.
- Hallway  
6.15m x 1.75m (20'2 x 5'9)  
.
- Kitchen  
3.30m x 2.92m (10'10 x 9'7)  
.
- Lounge Diner  
8.13m x 3.40m (26'8 x 11'2)  
.
- Bedroom 1  
4.78m x 3.12m (15'8 x 10'3)  
.
- Bedroom 2  
3.40m x 3.28m (11'2 x 10'9)  
.
- Bedroom 3  
2.51m x 2.01m (8'3 x 6'7)  
.
- Bathroom  
3.28m x 1.88m (10'9 x 6'2)  
.
- WC  
1.35m x 0.91m (4'5 x 3'0)  
.
- Loft Room  
4.11m x 3.12m (13'6 x 10'3)  
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- Garage  
6.45m x 3.12m (21'2 x 10'3)  
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## FLOORPLAN:

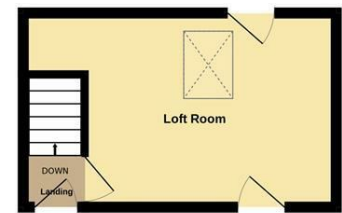
Ground floor  
45.2 sq.m. (487 sq.ft.) approx.



1st floor  
46.2 sq.m. (498 sq.ft.) approx.



2nd Floor  
16.2 sq.m. (175 sq.ft.) approx.



TOTAL FLOOR AREA: 107.7 sq.m. (1159 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 |
|                          |           |
| England & Wales          |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|------------------------------------------------|-----------|
| Current                                        | Potential |
|                                                |           |
| England & Wales                                |           |

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