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**23 St. Georges Road, Newquay TR7 1RE**

**£425,000**

A CENTRALLY LOCATED THREE BEDROOM TOWNHOUSE Oozing CHARACTER AND CHARM WITH AN ENSUITE LOFT ROOM OFFERING SEA VIEWS. THIS PROPERTY HAS PARKING FOR TWO CARS AND A SUNNY ENCLOSED SOUTH WESTERLY FACING REAR GARDEN. IT'S PRESENTED TO A SUPERB STANDARD WITH PLENTY OF ORIGINAL FEATURES AND IS OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Terraced

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

**FEATURES:**

- GORGEOUS THREE BEDROOM TOWN HOUSE WITH SEA VIEWS FROM THE LOFT ROOM
- LOFT ROOM WITH EN SUITE SHOWER ROOM
- PARKING FOR TWO CARS AT THE FRONT
- NEAT, ENCLOSED SOUTH WESTERLY FACING REAR GARDEN
- NO ONWARD CHAIN
- PLENTY OF CHARM AND CHARACTER WITH MODERN FEATURES
- LOG BURNER AND OPEN FIRE
- JUST A FEW MINUTES WALK TO THE TOWN AND MANY BEACHES
- PARCTICULARLY SPACIOUS WITH GENEROUS RECEPTION ROOMS

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## DESCRIPTION:

### THE LOCATION:

Welcome to Number Twenty Three St Georges Road; an exceptional three bedroom townhouse with an en suite loft room offering sea and coastal views. Ideally located just a few minutes' walk from Newquay's vibrant town centre, this home offers the perfect balance of coastal charm and urban convenience. Newquay boasts an eclectic mix of independent boutiques and high-street favourites, alongside an impressive array of dining options – from laid-back bistros and gastropubs to upscale restaurants and lively bars. Whether you're looking to shop, unwind, or enjoy an evening out, Newquay caters to every lifestyle. The area is particularly appealing to families, with highly regarded nurseries, primary and secondary schools nearby. The property is also within walking distance of several of Newquay's stunning beaches, including the iconic Fistral Beach, as well as local amenities such as the Heron Tennis Centre, the Sports Centre, and Trenance Gardens.

### THE PROPERTY:

A hallway with original tiling welcomes you into this delightful property and sets the tone for the perfect blend of character, charm and modern touches throughout. Within the hallway, you will find plenty of understairs storage, a useful cloakroom, and stairs leading to the first floor.

To the left, the open-plan lounge and dining area offers generous space for relaxing and entertaining. Dual-aspect windows flood the room with natural light, while original features such as a beautiful bay window, real wood flooring, and original doors add timeless character. An open fire provides a cozy focal point, perfect for chilly evenings.

At the rear, the family kitchen is both stylish and practical, with cream gloss units, an integrated dishwasher, double oven, and space for a fridge freezer and washing machine. The room features a mixture of wooden and original tiled flooring, a log burner, and ample space for a kitchen table, making it a true social, family-friendly hub. A door leads to the side, while a cupboard currently houses a tumble dryer.

All three bedrooms are located on the first floor off a split-level landing. The largest bedroom at the front features a charming bay window, and all rooms are beautifully presented. The family bathroom completes the first floor and includes a bath, corner shower, WC, and wash basin, with plenty of natural light.

A second flight of stairs leads to the loft room, which benefits from an en-suite shower room and far-reaching sea and coastal views, providing a peaceful retreat at the top of the house.

The property is heated by gas central heating powered by a combination boiler located in the bathroom.

Externally, the home offers driveway parking for two cars at the front. The rear garden is neat, enclosed, and south-westerly facing, ideal for enjoying the afternoon and evening sunshine, making it the perfect spot to relax with a drink as the sun sets.

In summary, this is the ultimate family townhouse, just minutes from the town and beaches, offering proper parking, a garden, and the added benefit of no onward chain.

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**Lounge**  
4.60m x 3.56m (15'1 x 11'8)

**Dining Room**  
3.78m x 3.53m (12'5 x 11'7)

**Kitchen**  
6.68m x 3.25m (21'11 x 10'8)

**Bedroom 1**  
3.66m x 3.61m (12'0 x 11'10)

**Bedroom 2**  
3.58m x 3.43m (11'9 x 11'3)

**Bedroom 3**  
3.23m x 3.18m (10'7 x 10'5)

**Bathroom**  
3.35m x 2.18m (11'0 x 7'2)

**Loft Room**  
5.49m x 4.83m (18'0 x 15'10)

**En Suite**  
2.29m x 2.21m (7'6 x 7'3)

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**FLOORPLAN:**



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	EU Directive 2002/91/EC	81	64

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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