

217 Henvier Road, Newquay, Cornwall TR7 3EL



GARDEN, GARAGE & PARKING | RECENTLY REPLACED ROOF | 3 bedroom double fronted character cottage with lots of original features including a lovely log burner in the lounge. The property has lots of potential and had a new roof in 2025.

- 3 first floor bedrooms
- Garage and parking to the rear
- Low maintenance sunny, terraced rear garden
- Lots of potential but good size rooms ready for modernisation
- Popular location for schools and transport
- Double fronted with original stonework featuring throughout

Price £235,000 Freehold

Henver Road is a very popular residential Road leading to Newquay Town. This property is located on the outskirts of St Columb Minor, popular with families due to its proximity to local, well-regarded primary and secondary schools. As well as the village shops and amenities, the ever-growing Nansledan development, with its host of independent shops and cafes, is a mere 5 minute walk away. Newquay town centre and town beaches are also just a few minutes drive from the property.

The owner has cared for the property and had a new roof fitted in 2025. Further the owner is offering a new electrical certificate with the property so it is ready for a new occupier. There is lots of potential with the house and we expect any purchasers to modernise internally to taste. It is an old cottage, which gives it charm, but if you are over 6ft, be prepared to duck!

The property has modern uPVC double glazing and a gas supply in case any new purchaser would like to install gas central heating.

From the front, you enter into the lounge with the staircase ascending to the first floor and entry to the kitchen/diner to the rear of the property. The kitchen/diner has large windows to the rear garden and a small vestibule on the back where you can gain access to the rear garden.

To the first floor are 2 double bedrooms and a further single as well as the family bathroom with the cupboard housing the electric immersion tank providing the hot water for the property.

The rear garden is terraced into 3 sections with the middle and top section enjoying the majority of the days sun. To the rear is the garage and parking for 1 vehicle.

SERVICE

All Mains

COUNCIL TAX

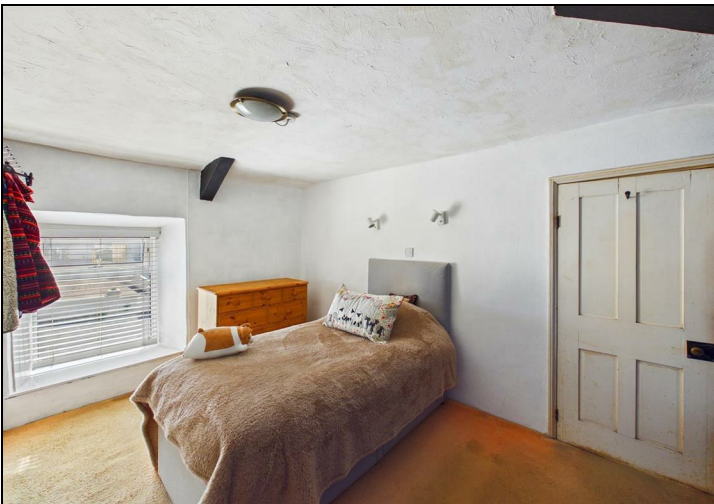
Band C

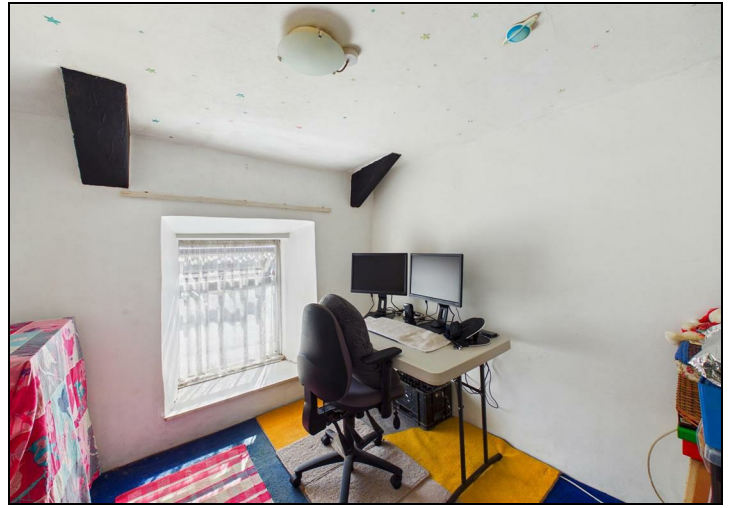
TENURE

Freehold

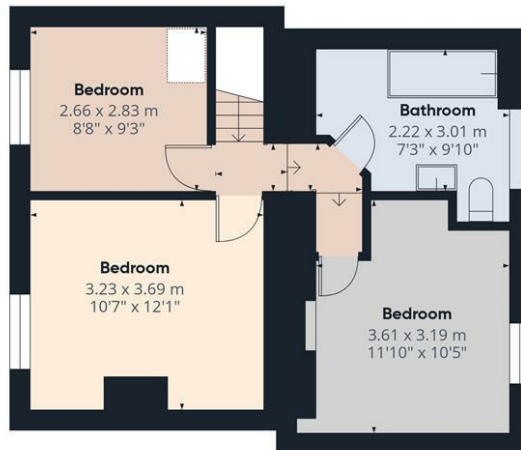
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area¹⁾

94.1 m²
1014 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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