

13 Inner Tide Lane, Newquay, TR7 2FA



IMMACULATELY PRESENTED 2 BEDROOM MODERN HOUSE WITH DOUBLE PARKING AND GARDENS OVERLOOKING THE TIDAL RIVER GANNEL AVAILABLE WITH NO CHAIN

- Modern 2 Bedroom House
- STUNNING RIVER AND COUNTRYSIDE VIEWS
- Fitted Shutter Blinds to all windows
- Open plan living, Utility room, downstairs WC
- Immaculately presented
- 2 x Parking Spaces
- Fully furnished option
- Gas Central Heating and Double Glazing
- Sharps Fitted Bedroom Furniture
- Low Maintenance Enclosed Garden

Price £295,000 Freehold

This recently constructed end of terrace 2 bedroom house is situated on this extremely popular and peaceful road perched above the River Gannel and this particular house sits on the very Westerly Point of the road, directly facing the elevated views. The property has been well maintained and is offered in excellent condition throughout with the added benefit of quality Sharps fitted bedroom wardrobes and fully fitted shutter blinds on all windows.

The ground floor is an open plan design with a light and airy lounge/dining/kitchen running front to back, incorporating a peninsula breakfast bar and a fully fitted white kitchen with solid wood worktops. Double opening doors to the front open to take full advantage of the views. To the rear of the ground floor, there is a useful utility room that leads to a downstairs WC and a door to the rear garden. The first floor accommodates the 2 bedrooms and the bathroom. The property has a quality boiler with radiated central heating and is double glazed throughout with quality fitted shutter blinds.

Externally, the property has an open low maintenance front area, a fenced side section for storage with a shed and a low maintenance slate laid and fenced rear garden with a raised decked seating area. A gate at the rear of the garden leads directly to 2 private tarmac parking spaces, with more available visitor parking to the front.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

Band B

COMPLETION

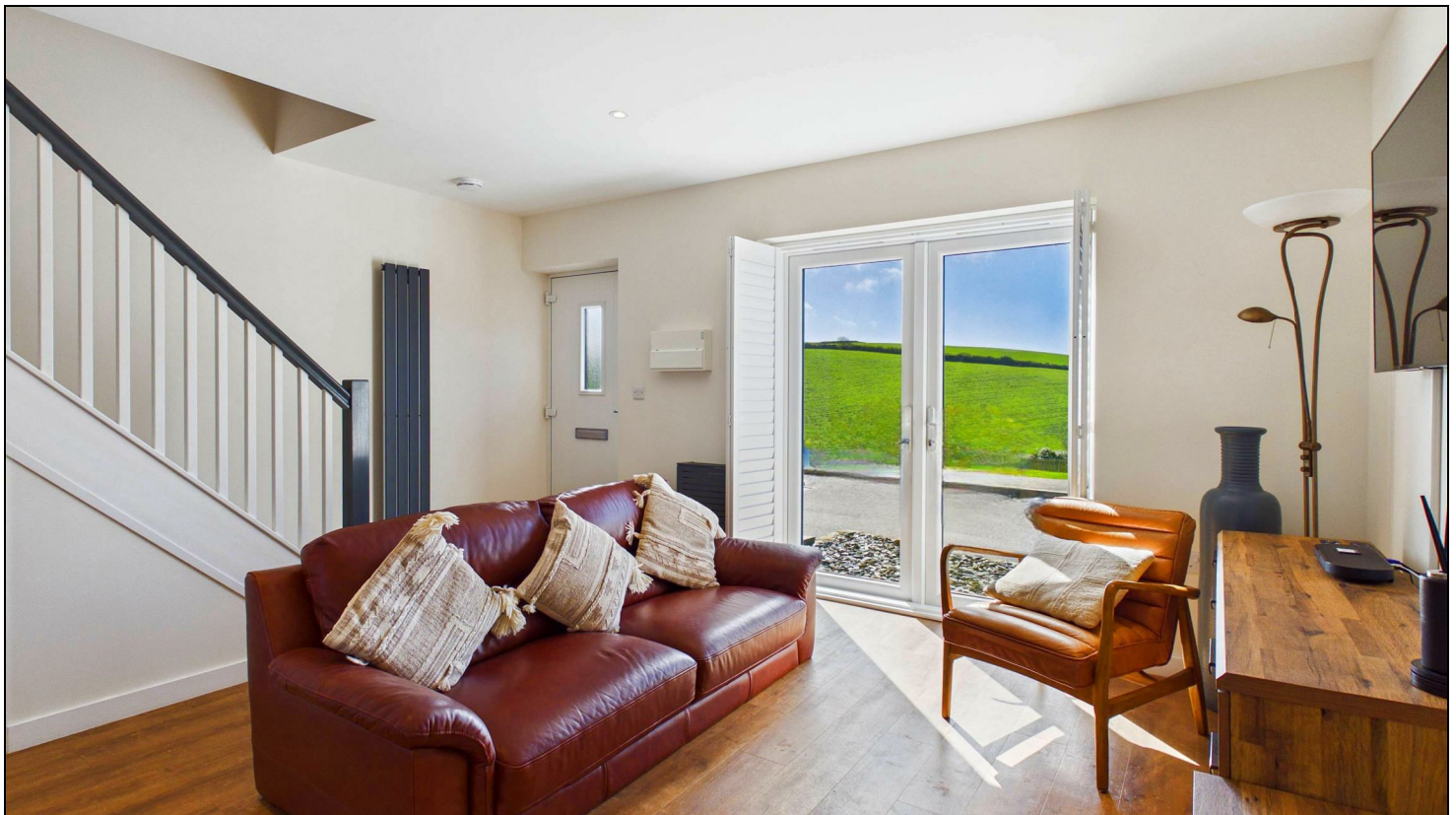
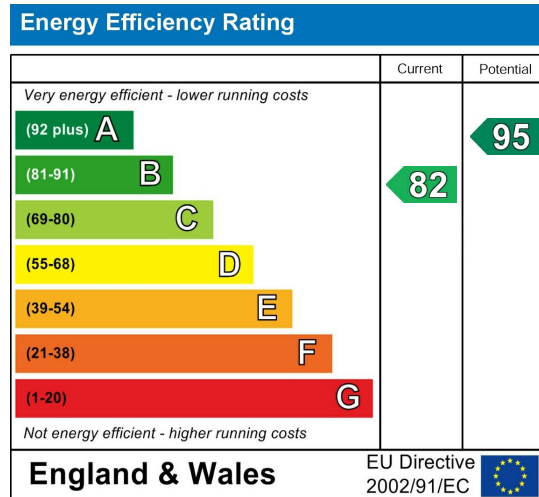
Due to letting commitments, completion is proposed for the end of August 2026

FURNITURE

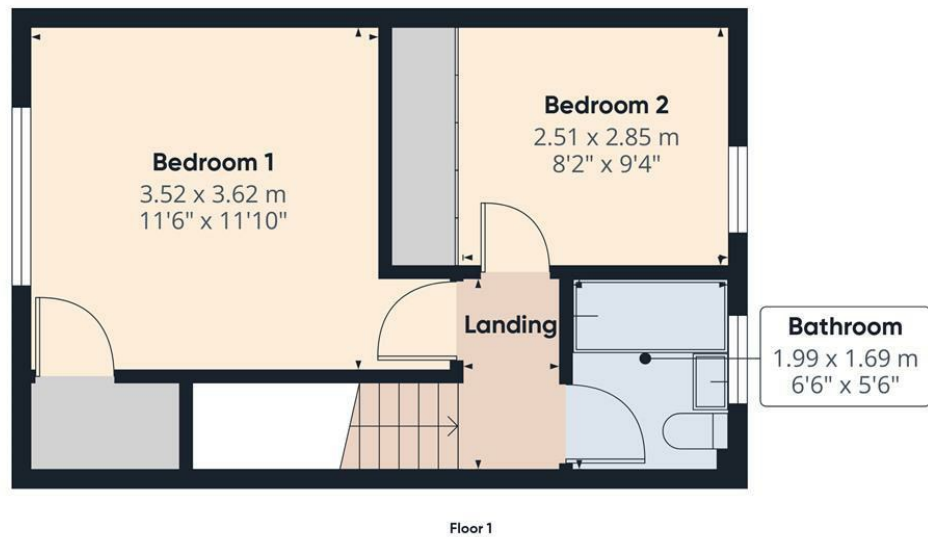
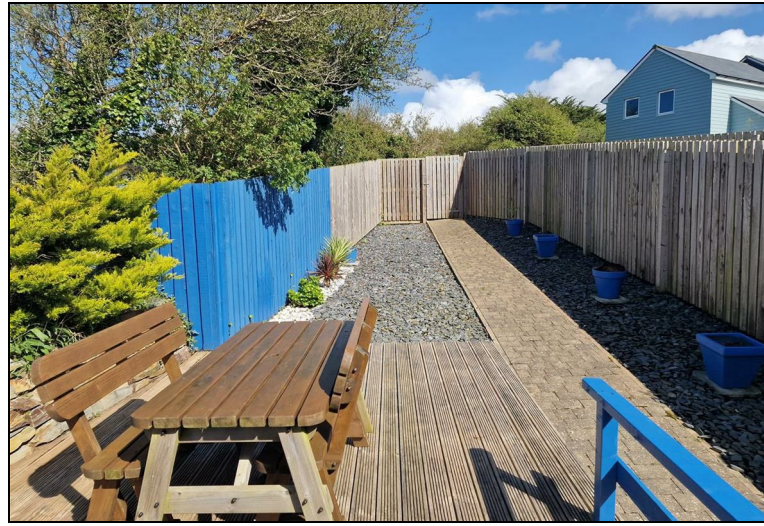
The furniture in the house is available by way of separate negotiation, if required.

ESTATE MANAGEMENT CHARGE

Service charge January to December 2026 £223.68 to cover communal grounds maintenance.







Approximate total area⁽¹⁾
62 m²
667 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Start & co

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