

5 St. Thomas Road, Newquay, TR7 1RS



TOWN CENTRE LOCATION | PRIVATE PARKING SPACE | 4 bedroom terraced house in central Newquay, with an additional loft room enjoying views over Newquay Bay, with a small South facing front garden, parking and rear store available for further accommodation.

- 4 first floor bedrooms and loft room with views
- Modern open plan Kitchen/diner to the rear
- Town Centre location an easy walk to shops and the beaches
- Lounge with large bay window and a separate dining room
- Gas central heating and uPVC double glazing throughout
- Great accommodation and location for families close to schools

Reduced To £325,000 Freehold

St Thomas Road occupies a position in the heart of Newquay Town. Newquay Town has a large collection of independent Cafes, Coffee Shops and Bars has become a very popular tourist and residential destination situated in the middle of the North Cornish Coast. The owners have really enjoyed having all of the amenities on the doorstep as well as being able to enjoy the natural beauty of the coastline and beaches.

To the front of the property is a small artificially lawned garden with a planted privacy hedge leading to the front entrance hall. The hallway provides access to all downstairs rooms as well as the staircase to the first floor. The Lounge to the front enjoys a large South aspect bay window, moving towards the rear is the dining room which has a window to the rear and original chimney breast. To the rear are steps down to an open plan kitchen/diner which has a range of recently installed gloss fronted kitchen units under a compact laminate worktop and ample room for a 4 or 6 seater dining table. A rear door leads to the rear store room and parking area.

To the first floor are 3 doubles and a further single bedroom with the master enjoying the same large front bay window as the lounge. There is also the family bathroom with a full length bath with shower over, pedestal basin and WC. There are fixed steps to the loft room which is currently being utilised as a double bedroom. This enjoys some views over Newquay Bay and up the North Cornish Coastline.

TENURE


Freehold

SERVICES

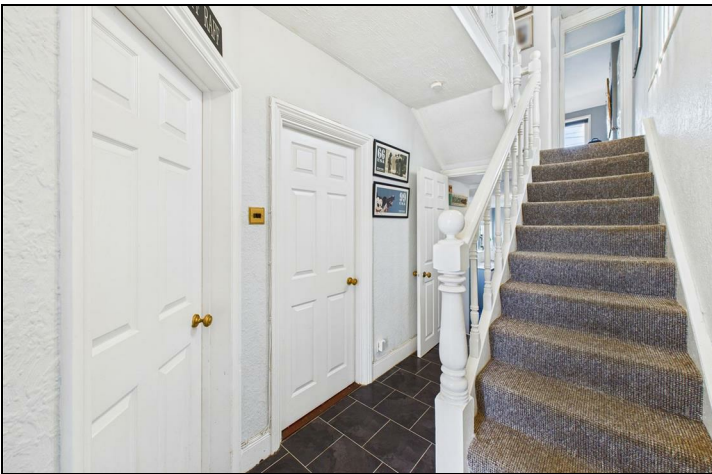
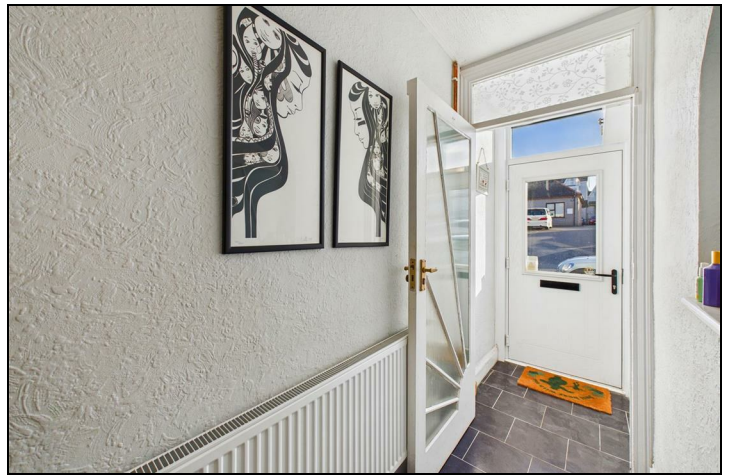
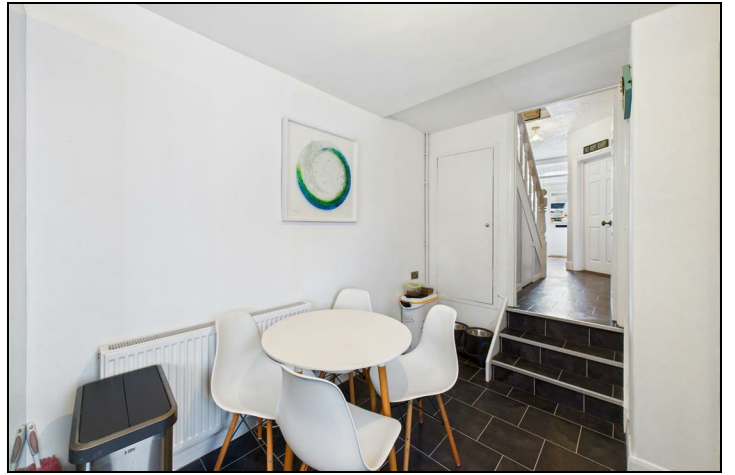
All Mains

COUNCIL TAX

Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area¹⁰
 120.1 m²
 1292 ft²
Reduced headroom
 4.7 m²
 50 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

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
 Newquay
 TR7 2NE
 Tel: 01637 875847
sales@starts.co.uk