



12 Dale Road, Newquay, Cornwall, TR7 2ST

A MODERN THREE BEDROOM END TERRACE HOME IN ONE OF NEWQUAY'S MOST POPULAR FAMILY FRIENDLY SUBURBS, WITH REFURBISHED OPEN PLAN ACCOMMODATION IN A CONTEMPORARY STYLE AS WELL AS DETACHED SEMI SELF CONTAINED GARDEN CABIN, GARAGE AND PARKING.

£300,000
Freehold

our ref: CNN5504

KEY FEATURES



3

- REFURBISHED & EXTENDED FAMILY HOME



2

- THREE BEDROOMS & DETACHED GARDEN CABIN
- STUDIO ANNEX POTENTIAL
- LOVELY OPEN PLAN LOUNGE/DINER/KITCHEN



2

- STUNNING REFURBISHED FAMILY BATHROOM
- GAS CENTRAL HEATING & UPVC DG
- GARAGE AND PARKING FOR TWO
- WESTERLY FACING COURTYARD GARDENS

Energy rating (EPC) **C**

Council tax band: **B**

- CLOSE TO EXCELLENT LOCAL AMENITIES

- IDEAL HOME OR INVESTMENT

SUMMARY

Welcome to 12 Dale Road, nestled in the heart of Treloggan, one of Newquay's most popular family-friendly suburbs. This superb property is perfectly situated close to an excellent range of daily amenities, including Bishops School, Trenance Park, The Tavern Inn, and two large supermarkets. The bustling town centre and its stunning bay of beaches are less than a mile away, making this an ideal location for families, first-time buyers, and buy-to-let investors.

Upon arrival, you are greeted by an extended paved driveway, providing ample parking for two cars. The front porch is a fantastic addition, offering a warm welcome and practical space for storing coats and shoes. Inside, a small inner hallway with stairs leads you into the spacious open-plan living area. This large, versatile space combines lounge, dining, and kitchen areas, seamlessly flowing together while maintaining distinct zones for each.



The living area at the front of the house offers plenty of room for family-sized furniture. The rear dining area, with its patio doors, is perfect for gatherings and is open to the modern kitchen, which features stylish units, some integrated appliances, and a beautiful, tiled floor that extends throughout the space.

Upstairs, you'll find three bedrooms, all with fitted wardrobes. The recently refurbished bath and shower suite boasts a touch of modern opulence with brushed brass and black fittings, a roll-top bath, and a large shower enclosure.

The home is equipped with gas-fired central heating and UPVC double glazing throughout. The rear of the property features a veranda-style sheltered area with a pet shower and an astro-turf lawn, ideal for relaxing in the westerly-facing sunshine over an alfresco meal or cold drink. Rear gated access leads to a garage at the foot of the plot, a superb space with light, power, and a remote-controlled roller door.

Additionally, within the garden, there is a versatile detached garden cabin that is semi self-contained, making it a potential studio annex. Currently used as a work-

from-home space, it offers many practical uses, featuring a large open living area with a small kitchenette and a fitted shower suite.

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Garage & Driveway Parking x 2

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Porch

6' 1" x 3' 5" (1.85m x 1.04m)

Hall

6' 9" x 4' 9" (2.06m x 1.45m)
plus stairs

Open Plan

Lounge/Diner/Kitchen

24' 2" x 17' 3" x 17' 3" L-
Shaped Max Measurements

First Floor Landing

7' 9" x 6' 10" (2.36m x
2.08m)

Bedroom 1

12' 0" x 10' 1" (3.65m x
3.07m) Plus Wardrobes

Bedroom 2

10' 2" x 9' 0" (3.10m x
2.74m) Plus Wardrobes

Bedroom 3

8' 7" x 6' 10" (2.61m x 2.08m)
Plus Wardrobes

Bath/Shower Room

7' 10" x 7' 0" (2.39m x 2.13m)

Detached Chalet

17' 10" x 8' 8" (5.43m x 2.64m)

Garage

17' 11" x 8' 7" (5.46m x 2.61m)



LIKE TO KNOW MORE?

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