



29 Tolcarne Road, Newquay, Cornwall, TR7 2NQ

A GORGEOUS PERIOD TOWNHOUSE FULL OF CHARM AND CHARACTER ON THE FRINGES OF THE TOWN CENTRE, CLOSE TO NEWQUAY'S SEAFRONT. TWO DOUBLE BEDROOMS, STUNNING OPEN PLAN LOUNGE/DINER, COURTYARD GARDENS AND NO CHAIN.

£245,000
Freehold

our ref: CNN9084

KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **A**

- BEAUTIFUL PERIOD TOWNHOUSE
- CLOSE TO TOWN AND BEACHES
- MODERN, YET FULL OF CHARACTER
- TWO GOOD DOUBLE BEDROOMS
- 22FT OPEN PLAN LIVING SPACE
- SPACIOUS BATH AND SHOWER ROOM
- OWNED SOLAR PANELS (INCOME)
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- IDEAL HOME OR INVESTMENT
- NO CHAIN

SUMMARY

Tolcarne Road as the name suggests is situated not too far from the gorgeous Tolcarne Beach. It is within a very short walk from the main seafront of Newquay, in fact, both Tolcarne and Great Western beaches are very close by. A great location that is tucked away, yet close to the town centre, near to schools, parks, supermarkets, and of course gorgeous coastline. A wonderful location offering the ultimate convenience, a perfect home to buy, rent, or holiday in.

This delightful period cottage style house is gorgeous both inside and out. Full of charm and character as well as modern comforts, with good sized two double bed roomed accommodation including fantastic open plan living, and pretty enclosed courtyard gardens, all just a short walk to the town and stunning beaches.

The property has a gorgeous painted brick exterior with replacement composite style front door into an entrance vestibule, that retains beautiful period tiled flooring. An inner door leads through to the hallway, stairs rise to the first floor with useful storage under.

What was formally the living room and dining room has been opened into one fantastic 22ft open plan space, flooded with natural light from dual aspect



windows to the front and rear. The front window has a period feature bow top window and the dining section has a gorgeous, exposed brick accent wall and fireplace.

To the rear is a well appointed modern kitchen with a light wood range of shaker style units with coordinating work surfaces as well as integrated oven, hob, extractor, plentiful space for further white goods and useful back door providing access to the courtyard gardens.

Off from a traditional first floor split level landing there are two great sized double bedrooms, the largest of which having gorgeous focal point fireplace and like the living room it has the gorgeous period bow topped window.

The bathroom is surprisingly spacious, beautifully appointed with a modern white suite and tiling, having bath, wash basin, WC, and separate shower cubicle.

Throughout the property there is UPVC double glazing and gas fired central heating.

To the rear the courtyards are enclosed, secure and private with enough room for sun loungers, patio furniture, BBQ or similar.

There is no allocated parking to the property, however, unrestricted street parking is available nearby on many of the surrounding residential streets and permits can be obtained for some of the local long stay council carparks.

The train station is positioned very close by which has been a great asset whilst this property has been utilised as a successful holiday let.

Sold with vacant possession and no ongoing chain.

This truly is a beautiful townhouse and with two bedrooms it is slightly smaller than what we're used to seeing, and as such much better value for money and perhaps of more interest to more people- it's great

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ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: No Parking

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

All measurements are approximate

Vestibule

5' 0" x 2' 11" (1.52m x 0.89m)

Entrance Hall

16' 10" x 5' 5" (5.13m x 1.65m)

Open Plan Lounge/Diner

22' 2" x 10' 4" (6.75m x 3.15m)

Kitchen

11' 0" x 7' 5" (3.35m x 2.26m)

First Floor Split Level Landing

Bedroom One

14' 0" x 12' 0" (4.26m x 3.65m)

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)

Bath/Shower Suite

11' 1" x 7' 6" (3.38m x 2.28m)

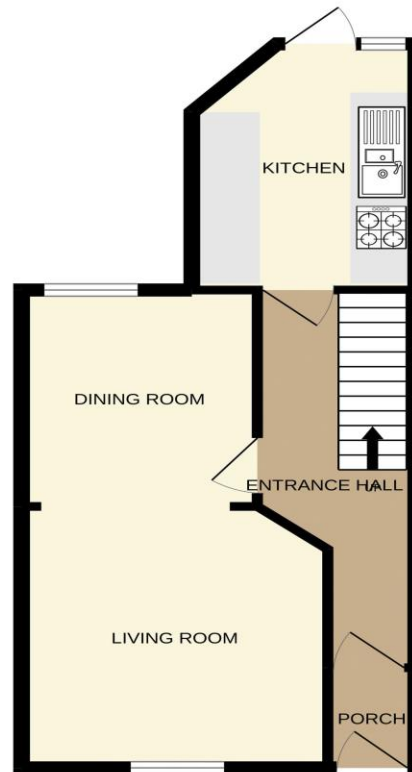
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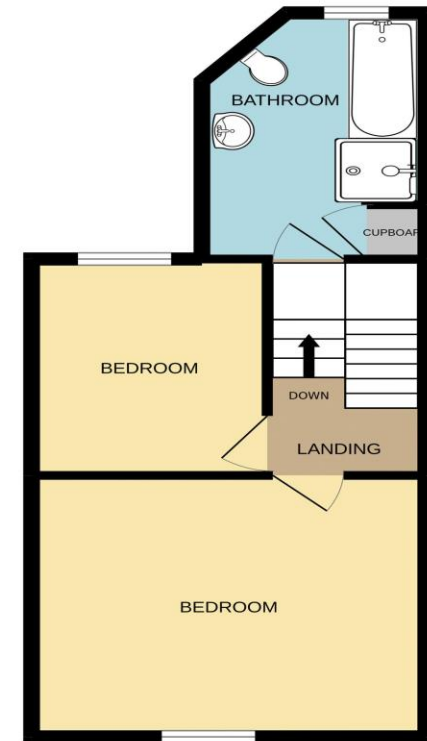
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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