



## 19 Ennors Road, Newquay, Cornwall, TR7 1RB

A CHARMING 3-BEDROOM TERRACED HOME REQUIRING FULL REFURBISHMENT, BRIMMING WITH POTENTIAL. LOCATED ON A HIGHLY DESIRABLE, TREE-LINED STREET IN CENTRAL NEWQUAY. COURTYARD GARDENS, OFF-STREET PARKING, NO ONWARD CHAIN. CUSTOM RENOVATION OPPORTUNITY IN PRIME LOCATION.

£299,950  
Freehold

our ref: CNN10013

## KEY FEATURES



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- 3 BEDROOM TOWNHOUSE WITH LOFT CONVERSION POTENTIAL
- HIGHLY SOUGHT RESIDENTIAL STREET IN TOWN CENTRE LOCATION
- IN NEED OF FULL REFURBISHMENT
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING AND RESIDENT'S PERMITS AVAILABLE
- GAS CENTRAL HEATING
- SHORT WALK TO TOWN AND BEACHES
- QUIET, TREE-LINED STREET WITH NO THOROUGHFARE
- EXCELLENT POTENTIAL TO CREATE A BESPOKE FAMILY HOME
- OFFERED FOR SALE WITH NO ONWARD CHAIN



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Energy rating (EPC) **D**

Council tax band: **B**

## SUMMARY

Nestled in the heart of Newquay on the highly sought-after, tree-lined Ennors Road, this 3-bedroom terraced house presents a rare opportunity to create your dream family home. Just steps from the vibrant town centre and stunning beaches, yet tucked away on a quiet, residents-only street with permit parking, this location offers the perfect blend of convenience and tranquillity. Ideal for families, it's also within easy reach of highly regarded primary and secondary schools.

While the property requires full refurbishment throughout, it brims with potential, allowing you to completely tailor the space to your taste and lifestyle. Spread over two floors, the home currently comprises a



welcoming entrance hallway, a spacious lounge, a separate dining room, a functional kitchen, and a ground-floor wet room. Upstairs, the split-level landing leads to a family bathroom with separate WC, alongside three bedrooms which includes two doubles and one single.

For those seeking even more space, the loft offers exciting potential for conversion, subject to the necessary planning consents. Imagine adding an additional bedroom with elevated sea views, turning this house into a spacious and bespoke coastal retreat.

Outside, the property benefits from an enclosed, low-maintenance patio garden—perfect for al fresco dining or creating a peaceful urban oasis. A pedestrian gate provides access to private parking at the rear, while residents can also apply for permits to park directly on Ennors Road.

With its superb location and limitless possibilities, 19 Ennors Road is the perfect canvas to design a beautiful home in one of Newquay's most desirable neighbourhoods. Don't miss your chance to unlock the potential of this fantastic property!

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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: Driveway x 2 & Permits Available.

Heating and hot water: Gas Central Heating for both

Building Safety: Requires total refurbishment

Accessibility: Level Entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hallway

9' 4" x 3' 1" (2.84m x 0.94m)

## Living Room

10' 10" x 12' 4" (3.30m x 3.76m)

## Dining Room

10' 3" x 10' 6" (3.12m x 3.20m)

## Inner Hallway

9' 11" x 3' 9" (3.02m x 1.14m)

## Wet Room

9' 5" x 4' 6" (2.87m x 1.37m)

## Kitchen

10' 0" x 7' 0" (3.05m x 2.13m)

## First Floor Landing

5' 2" x 5' 9" (1.57m x 1.75m)

## Bedroom 1

10' 11" x 10' 3" (3.32m x 3.12m)

## Bedroom 2

10' 3" x 10' 3" (3.12m x 3.12m)

## Bedroom 3

7' 10" x 5' 7" (2.39m x 1.70m)

## Bathroom

6' 3" x 6' 3" (1.90m x 1.90m)

## WC

6' 5" x 2' 6" (1.95m x 0.76m)

GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



## LIKE TO KNOW MORE?

📞 01637 875 161

✉️ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

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TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.  
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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