



5 St Thomas Road, Newquay, Cornwall, TR7 1RS

A BEAUTIFULLY PRESENTED AND VERSATILE THREE-STORY FAMILY HOME OFFERING FOUR BEDROOMS AND A LOFT ROOM. STUNNING SEA VIEWS, MODERN OPEN PLAN KITCHEN BREAKFAST ROOM AND OFF-STREET PARKING. LOCATED ON THE EDGE OF NEWQUAY TOWN CENTRE, CLOSE TO STUNNING BEACHES AND AMENITIES. STAMP DUTY INCENTIVE OFFERED!

£359,950
Freehold

our ref: CNN10370

KEY FEATURES



4



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Energy rating (EPC) **D**

Council tax band: **C**

- DIVERSE FOUR BEDROOM PROPERTY WITH LOFT ROOM
- SPACIOUS LOUNGE AND DINING ROOM
- MODERN, FITTED WICKES KITCHEN
- USEFUL AND VERSATILE LOFT ROOM
- CHARMING AND CHARACTERFUL FAMILY HOME
- DISTANT SEA VIEWS FROM THE TOP FLOOR
- RECENTLY UPDATED UPVC DOUBLE GLAZING
- SHORT WALK TO LOCAL AMENITIES
- PARKING TO THE REAR
- CLOSE TO NEWQUAY TOWN CENTRE AND BEACHES

SUMMARY

St. Thomas's Road in Newquay is a sought-after residential area situated on the outskirts of the town centre. This location offers the convenience of being near a variety of restaurants and amenities, while also being in proximity to multiple beaches and picturesque walking paths.

At Number 5 St. Thomas's Road stands a remarkable period property, distinguished by its adaptability and extensive upgrades. This spacious home extends over three floors, featuring four bedrooms in addition to a loft room that offers breathtaking, far-reaching sea views. Its location near Newquay town, combined with the benefits of parking and an outdoor brick built storage shed, enhances its appeal. The property is available chain-free, ensuring a smooth purchase process.

Upon entering, the property welcomes you with a level entrance and an inner porch leading into an open hallway. From this central point, all ground-floor rooms can be accessed. These include a sizable



lounge, a separate dining room, and a generously proportioned kitchen-breakfast room. The kitchen has been modernized with a premium Wickes kitchen, complete with integrated appliances and space for additional white goods. A door provides pedestrian access to the garden, conveniently connecting it to the property's parking area.

Ascending to the first floor, you'll encounter two split-level landings. The initial landing leads to a light and airy rear bedroom, which could be used as a good sized single or small double bedroom. The family bathroom, also on this level, features a contemporary white suite with tiled walls and a shower over the bathtub. The remaining first-floor accommodations consist of three bedrooms, two of which are spacious doubles, while the third is a single room.

The top floor houses a functional loft room, currently used as a spare room by the owners. A strategically positioned Velux window allows for captivating views of the sea and the North Cornwall coastline.

Externally, the property offers a parking area to the rear, capable of accommodating one vehicle. However, the removal of the existing block-built shed could create additional parking space, catering to varying needs.

In summary, this property is a highly coveted and impressively large family home that seamlessly blends period charm with modern conveniences. Set in a prime location and sold chain-free, it's ready for its new owners to enjoy.

Agents Note: The Vendors are willing to offer a £2500 stamp duty discount to the purchase price, for a sale agreed after 1st April 2025.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: FTTP (For speed please refer to Openreach's website)

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

Parking: Yes. Parking at rear for 1 car.

Heating and hot water: Mains Gas Combination Boiler for Heating & Hot Water

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Porch

3' 4" x 3' 0" (1.02m x 0.91m)

Hallway

Living Room

14' 7" x 11' 9" (4.44m x 3.58m) in to Bay

Dining Room

10' 10" x 9' 2" (3.30m x 2.79m)

Kitchen/Breakfast Room

18' 6" x 8' 10" (5.63m x 2.69m)

Bedroom 1

14' 7" x 9' 11" (4.44m x 3.02m)

Bedroom 2

9' 11" x 6' 8" (3.02m x 2.03m)

Bedroom 3

9' 2" x 8' 4" (2.79m x 2.54m)

Bedroom 4

8' 7" x 6' 1" (2.61m x 1.85m)

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Loft Room

15' 4" x 11' 7" (4.67m x 3.53m)

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