



60 Cheviot Road, Newquay, Cornwall, TR7 2EQ

A MODERN 2/3-BEDROOM LINK DETACHED HOUSE WITH GREAT SIZE GARDENS AND DISTANT GANNEL ESTUARY VIEWS. EXTENSIVELY REFURBISHED WITH STUNNING KITCHEN AND BATHROOM. CLOSE TO PARKS, SCHOOLS AND NOT TOO FAR FROM THE MAIN TOWN CENTRE AND MANY POPULAR BEACHES.

£289,950
Freehold

our ref: CNN10619

KEY FEATURES



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Energy rating (EPC) **C**

Council tax band: **B**

- LINK DETACHED FAIMLY HOME
- EXTENSIVELY REFURBISHED WITH STUNNING KITCHEN & BATHROOM
- FLEXIBLE LAYOUT WITH 2/3 BEDROOM
- GROUND FLOOR STUDY/BEDROOM THREE
- LOVELY GARDENS TO BOTH FRONT AND REAR
- DISTANT VIEWS OVER THE GANNEL
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- CLOSE TO TOWN, SCHOOLS & PARKS
- IDEAL 1ST BUY OR INVESTMENT

SUMMARY

60 Cheviot Road is a superbly positioned link-detached home on the southern side of Newquay, offering easy access to the town centre, local parks, the scenic Gannel Estuary, and several popular beaches. The highly regarded Trenance Infant Learning Academy is just a short distance away, making this an ideal location for families. The Mayfield area remains in high demand among both families and buy-to-let investors, thanks to its strong community appeal and excellent amenities.

This beautifully presented 2/3-bedroom property has been extended to create a spacious main bathroom and offers further potential for expansion if desired. The flexible layout includes a ground-floor study or sunroom, which could easily serve as a third bedroom. Throughout the home, there is UPVC double glazing and gas-fired central heating, and the property is in excellent condition, having undergone extensive refurbishment by the current owners.

The entrance leads into a welcoming hallway. The front-aspect kitchen is stylishly fitted with a stunning Royal Navy shaker-style suite,



complemented by marble-effect worktops. Integrated appliances include an oven, induction hob, and extractor, with additional space for white goods, a neat breakfast bar, and a spacious walk-in pantry. The living room is light and airy, stretching over 17 feet in length, with dual-aspect windows and an inviting open fireplace featuring an inset log burner. The ground floor also benefits from a separate study or sunroom, offering versatile space that could function as a third bedroom if needed.

Upstairs, the first-floor landing provides excellent fitted storage and leads to two generously sized double bedrooms, one of which enjoys distant views towards the Gannel Estuary. The impressive bathroom, part of the extension, features a fully refitted white four-piece suite with a bath, wash basin, WC, and a large double shower enclosure. Thoughtfully designed, this space also accommodates a utility area with fitted storage for a washer and dryer.

The gardens are a standout feature, offering sunny, enclosed spaces both at the front and rear. Safe for children to play, the outdoor areas include a level lawn, an elevated deck, and three fitted sheds, with lovely views towards the estuary. While the property does not have allocated parking, convenient on-street parking is available nearby. Access is via a pedestrian

footway, leading to a private and peaceful setting tucked away at the end with no through traffic.

Offering exceptional value for money, this home provides generous space, wonderful gardens, and an excellent location. Properties at this price point rarely offer so much, making it an ideal opportunity for young families and investors alike.

Whether stepping onto the property ladder or moving up, this is a fantastic home with plenty to offer.

FIND ME USING WHAT3WORDS: desks.walnuts.blackouts



ADDITIONAL INFO

Tenure: Freehold

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: On Street Nearby

Heating and hot water: Gas Central Heating for Both

Accessibility: A few steps down to entrance

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

All measurements are approximate

Hallway
14' 8" x 3' 11" (4.47m x 1.19m)

Kitchen
11' 2" x 9' 10" (3.40m x 2.99m)

Living Room
17' 2" x 10' 11" (5.23m x 3.32m)

**Study/Sunroom/
Bedroom Three**
17' 1" x 6' 5" (5.20m x 1.95m)

First Floor Landing

Bedroom One
11' 8" x 11' 0" (3.55m x 3.35m)

Bedroom Two
10' 11" x 9' 11" (3.32m x 3.02m)

Bathroom
10' 9" x 9' 6" (3.27m x 2.89m)



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