



That One, Beacon Road, Summercourt, Newquay, Cornwall, TR8 5DN

A GORGEOUS TWO BEDROOM SEMI DETACHED COTTAGE WITH GARAGE AND PARKING! OOZING CHARACTER THROUGHOUT AND LOCATED IN A POPULAR LOCATION. OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN!

£215,000
Freehold

our ref: CNN10845

KEY FEATURES



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Energy rating (EPC) **E**

Council tax band: **B**

- TWO-BEDROOM SEMI-DETACHED CHARACTER COTTAGE
- COSY LIVING ROOM WITH CEILING WOODEN BEAMS
- MODERN KITCHEN WITH ELECTRIC OVEN AND HOB
- SEPARATE UTILITY AREA WITH REAR GARDEN ACCESS
- COTTAGE-STYLE DOORS THROUGHOUT THE INTERIOR
- SPACIOUS FAMILY BATHROOM
- GARAGE ACCESSIBLE FROM GARDEN WITH REAR GATE
- DRIVEWAY PARKING AND FRONT GARDEN
- OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN
- CENTRAL CORNWALL LOCATION WITH EXCELLENT ACCESS TO BOTH COASTS

SUMMARY

Tucked away in the heart of Cornwall, 'That One' offers an idyllic balance of rural charm and central convenience. Located on the quiet and sought-after Beacon Road in Summercourt, this well-positioned home places you within easy reach of both the north and south coasts, making it the perfect base for exploring all that Cornwall has to offer—from the surfing beaches of Newquay to the scenic harbours of the Roseland Peninsula. With Truro, Newquay, and St Austell all easily accessible, it's a location that brings both peace and practicality.

Set back from the road, the property offers driveway parking for one vehicle, accompanied by a neatly enclosed front garden—a welcoming introduction to this beautiful two-bedroom semi-detached cottage. A garden path leads you to the front door, hinting at the warmth and charm that lies within.

Step inside and you're greeted by a cosy living room, where exposed timber beams add a touch of rustic character. There's space for a



feature fireplace, making it an ideal spot for cosy evenings in. The living room flows seamlessly through to a well-equipped kitchen, boasting a modern range of wall and base units with wood-effect worktops and ceramic tiled splashbacks. Appliances include a fitted electric oven, electric hob, and built-in extractor hood.

From the kitchen, a doorway opens into a practical utility area—complete with plumbing for a washing machine—and access to the rear garden. The staircase to the first floor is also accessed from the kitchen.

Upstairs, the landing area leads to two comfortable bedrooms, with charming cottage-style doors throughout. A few steps down takes you to the family bathroom, which includes a panelled bath with electric shower over, pedestal wash hand basin, low level WC, and built-in storage housing the water tank, alongside a wall-mounted heated towel rail.

The rear garden is a lovely mix of patio path, plumb slate areas, and a raised decked terrace—ideal for outdoor dining or relaxing in the Cornish sunshine. There's also rear gated access, along with a personal door to the garage, adding further convenience.

Packed with period charm and practical modern touches, 'That One' is a delightful home in a sought-after location—perfect as a primary residence, holiday let, or Cornish escape.

AGENTS NOTE: The property is standard construction for the era it was constructed. We believe it is made up of a mixture of stone, brick and cob.

FIND ME USING WHAT3WORDS: prop.existence.animator



ADDITIONAL INFO

Tenure: Freehold

Utilities: Mains Electric & Water. No Gas. Private Drainage- Septic Tank.

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 Parking & Garage

Heating and hot water: Electric Heaters & Electric Hot Water Tank

Construction: Refer to Agents Note

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Living Room

15' 5" x 11' 4" (4.70m x 3.45m)

Garage

Kitchen/Diner

12' 11" x 7' 0" (3.93m x 2.13m)

Utility Room

6' 6" x 6' 3" (1.98m x 1.90m)

First Floor Landing

5' 8" x 2' 11" (1.73m x 0.89m)

Bedroom 1

12' 0" x 7' 10" (3.65m x 2.39m)

Bedroom 2

8' 8" x 7' 4" (2.64m x 2.23m)

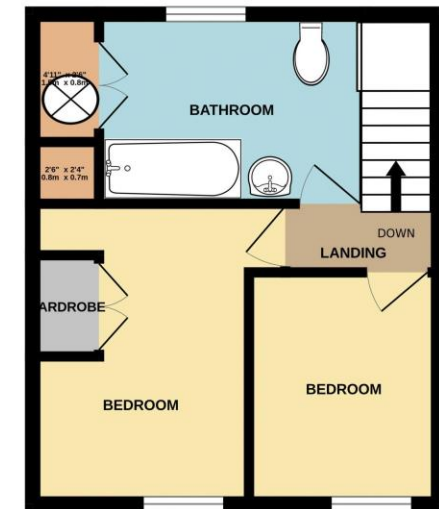
Bathroom

10' 5" x 7' 0" (3.17m x 2.13m)

GROUND FLOOR



1ST FLOOR



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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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