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**4 Fernhill Road, Newquay TR7 1LE**

**£400,000**

A GORGEOUS AND DECEPTIVELY SPACIOUS THREE BEDROOM TOWN HOUSE JUST A COUPLE OF MINUTES WALK TO THE TOWN CENTRE, FISTRAL BEACH AND THE HARBOUR. THIS VERSATILE PROPERTY OFFERS VERSATILE ACCOMMODATION WITH SEA VIEWS AND PARKING IN A HIGHLY DESIRABLE PART OF NEWQUAY.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 3

**FEATURES:**

- DECEPTIVELY SPACIOUS FOUR BEDROOM TOWN HOUSE
- PARKING AT THE REAR
- SEA AND COASTAL VIEWS
- VERSATILE ACCOMMODATION WITH THREE RECEPTION ROOMS
- GAS CH AND UPVC DOUBLE GLAZING
- NEW CONSUMER UNIT IN 2023
- MODERN KITCHEN AND A REPLACEMENT BATHROOM
- ALL MAINS SERVICES

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

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## DESCRIPTION:

Number Four Fernhill Road is an attractive, centrally located town house presented to the highest standard with spacious, flexible accommodation, it is prominently located just a few minutes walk to Newquay town centre and Fistral Beach. Newquay is a vibrant town with an array of shops, cafes, bars and restaurants with something to suit all tastes. Naturally, the beaches and coastline are the main attraction with something for everyone whether it be surfing at the world famous Fistral Beach or wild swimming in The River Gannel. Newquay has a good choice of surf hire centres and superb facilities and instructors for every Watersport. The nearest convenience store is located just a hundred yards away on Tower Road with Sainsburys just around the corner.

This property has been much improved and lovingly cared for by the current owners who have created a wonderful family home enjoying far reaching coastal views. Throughout this family home you will notice many period features that have been retained along side modern and contemporary finishes including the kitchen and bathroom.

An entrance hallway with stairs to the first floor makes for a great first impression and guides you into the lounge with a gorgeous bay window to the front. This is a cosy room with ample space for the whole family to relax after a long day.

At the rear, the kitchen/diner with access to the rear utility room is a brilliant family space, flooded with natural light with ample space for cooking, dining, entertaining and relaxing, encouraging friends and families to spend time together whether on holiday or after a day at work! Practically the kitchen offers a good range of cream shaker units with an integrated dish washer, oven and hob with space for a fridge freezer. Off from the kitchen, there's a useful utility room with access to the rear and a ground floor bathroom with a bath and shower over...ideal for a post surf shower! Also on the ground floor, you will find a Snug/Piano Room and an additional reception room currently utilised as a home gym but would make a great play room/teenager's den!

Three of the bedrooms can be found on the first floor with one at the rear enjoying fabulous sea and coastal views. There's also a newly fitted bathroom with a separate WC. The bedrooms are all presented to the highest standard with high quality, neutral decor and an abundance of natural light. The main bedroom has a bay window to the front and is a great size.

A further flight of stairs will guide you up to the loft bedroom which has the benefit of two velux windows enjoying the most fabulous views of Newquay Bay and the north Cornish coastline. This brilliant room is utilised by our client as a study/music room with great 'walk in' storage.

This property has gas central heating powered by a combination boiler located in the utility room. The windows are upvc double glazed throughout. The current owners replaced the Consumer Unit in 2023, replaced the bathroom, the front and rear doors and redecorated throughout. There's also lapsed planning permission for a roof garden at the rear.

Externally, there's a private, enclosed courtyard garden which is a real sun trap with parking for one car.

In summary, this truly is an exceptional town house with enough space to accommodate the largest of families. It really is presented to a fabulous standard and has flexible accommodation in a highly desirable part of Newquay within minutes of many beaches.

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Hallway  
5.87m x 1.65m (19'3 x 5'5)

Lounge  
4.27m x 3.86m (14'0 x 12'8)

Kitchen Diner  
6.76m x 4.90m (22'2 x 16'1)

Snug/Piano Room  
3.40m x 2.92m (11'2 x 9'7)

Play Room/Gym  
2.82m x 2.82m (9'3 x 9'3)

Utility  
2.59m x 2.26m (8'6 x 7'5)

Ground Floor Bathroom  
2.44m x 1.98m (8'0 x 6'6)

Bedroom 1  
4.32m x 3.40m (14'2 x 11'2)

Bedroom 2  
3.51m x 2.92m (11'6 x 9'7)

Bedroom 3  
2.21m x 1.60m (7'3 x 5'3)

Bathroom  
2.79m x 1.57m (9'2 x 5'2)

Loft Room  
5.08m x 3.12m (16'8 x 10'3)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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