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## 2 Frederick Mews St. Georges Road, Newquay TR7 1TZ

**£350,000**

A GORGEOUS EXAMPLE OF A TWO BEDROOM MEWS STYLE HOUSE, JUST A FEW MINUTES WALK TO THE TOWN CENTRE AND MANY BEACHES. THIS PROPERTY OFFERS SPACIOUS, MODERN, REVERSE STYLE LIVING, EXCEPTIONAL VIEWS OF THE OCEAN AND ALLOCATED PARKING. IT WOULD MAKE A GREAT HOME OR HOLIDAY HOME AND IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

### FEATURES:

- CONTEMPORARY TWO BEDROOM MEWS HOUSE
- SPECTACULAR SEA AND COASTAL VIEWS
- GLASS FRONTED BALCONY WITH SEA VIEWS
- CAR PORT AND SURF/BIKE STORE
- PRESENTED TO A FLAWLESS STANDARD
- NO ONWARD CHAIN
- EPC TO FOLLOW
- IDEAL AS A PERMANENT HOME/HOLIDAY HOME
- ALL MAINS SERVICES
- SPACIOUS ACCOMMODATION WITH AN ABUNDANCE OF NATURAL LIGHT

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## DESCRIPTION:

This brilliant, contemporary style Mews House is located within easy walking distance of the vibrant town centre and the world famous Fistral Beach tucked away off St Georges Road which is a highly desirable tree lined street close to multiple restaurants that are virtually on your doorstep. Thai, Indian, Japanese, Chinese and Italian cuisine is served in and around the town centre, just a few minutes away from the property. Grab a morning coffee from one of the town's coffee shops or quaint cafes, and stick around for an award-winning pasty at lunch time!

Within a few minutes you can be surrounded by the stunning beauty of The River Gannel which is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. The more dramatic but equally beautiful world famous Fistral Beach is just a short walk away and is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters.

This contemporary Mews House offers spacious reverse style living with the most spectacular views of the Atlantic Ocean and the rugged north Cornish coast line. A spacious and inviting entrance hallway guides you into this property where you will find a double bedroom with a window to the front. Also on the ground floor, there's a useful Utility Room offering space and plumbing for a washing machine and tumble dryer with plenty of useful additional cupboards.

As you would expect, the bathroom is presented to a pristine standard with a bath and shower over complimented by luxury tiling.

The Kitchen/Dining/Living space can be found on the first floor where you will quickly be drawn to the exceptional sea views. This dual aspect space is flooded with natural light and offers plenty of space for cooking, dining, relaxing and entertaining. Practically, the kitchen offers a good range of cream gloss units with an integrated fridge, freezer, dish washer, oven and hob. The balcony which is accessed from the lounge area is the perfect spot to enjoy a morning coffee or a glass of wine in the evening where you can sit and watch the sun set into the sea!

Also on the first floor, there's a double bedroom with gorgeous sea views and a shower room which has a double shower and a velux window allowing for plenty of natural light.

This property has gas central heating and upvc double glazing throughout. It is presented to a flawless standard and ready for immediate occupation or holiday letting. Externally, there's a lockable surf/bike store and a car port.

In summary, this totally brilliant property is ready to move in to. The location, style and flexibility all help to make this the ultimate home by the sea with the potential to holiday let if desired. Offered with no onward chain.

### Agents Note:

This property qualifies for small business rates relief. As a residential property, the Council Tax would be Band C. This is an up and running holiday let and viewings are only possible on a Saturday during a changeover.

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Utility Room  
1.91m x 1.47m (6'3 x 4'10)

Ground Floor Bathroom  
2.57m x 1.65m (8'5 x 5'5)

Ground Floor Bedroom 2  
1.22m.0.00m x 7.92m (4.0 x 26)

Kitchen Diner Living  
8.0 x 3.6 (26'2" x 11'9")

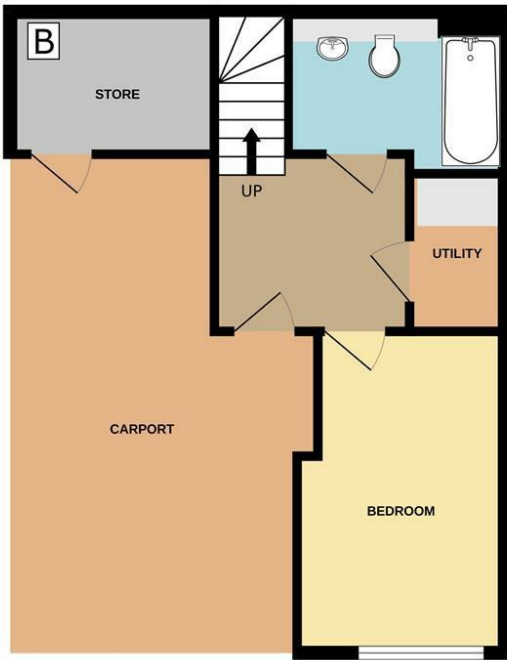
Bedroom 1  
3.6 x 2.7 (11'9" x 8'10")

Shower Room  
1.52m x 1.37m (5'0 x 4'6)

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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	90
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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