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5 Edgumbe Gardens, Newquay TR7 2QD

£455,000

A BRILLIANT EXAMPLE OF A 1930'S PERIOD HOME WITH EXTENDED LIVING ACCOMMODATION, THREE/FOUR BEDROOMS AND A SOUTHERLY FACING GARDEN WITH A GARAGE AND PARKING LOCATED IN ONE OF NEWQUAY'S MOST DESIRABLE AND FAMILY FRIENDLY AREAS WITHIN EASY WALKING DISTANCE TO THE TOWN BEACHES, MANY SCHOOLS AND THE TOWN CENTRE.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 1

FEATURES:

- EXCEPTIONAL 1930S THREE/FOUR BEDROOM FAMILY HOME
- DRIVEWAY PARKING AND A GARAGE
- SOUTHERLY FACING GARDEN
- MANY ORIGINAL FEATURES WITH MODERN UPGRADES
- THE PERFECT LOCATION FOR FAMILIES WITHIN WALKING DISTANCE OF MANY SCHOOLS, BEACHES AND THE TOWN CENTRE
- EXTENDED AND MUCH IMPROVED BY THE CURRENT OWNERS
- FLEXIBLE ACCOMMODATION
- ALL MAINS SERVICES

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DESCRIPTION:

Welcome to Number Five Edcumbe Gardens, a gorgeous 1930's period home. This property retains much of the original charm and character yet has the benefit of many modern upgrades and improvements with an extension at the rear.

Edcumbe Gardens is a highly desirable street tucked away from the hustle and bustle yet within a short walk are two of Newquay's most beautiful beaches; Great Western and Tolcarne, both perfect for families and surfers!

Newquay offers something for everyone! Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. The convenient location of this property also means that Trenance Park, The Heron Tennis club, The Boating Lake, popular schools and the main town centre are all within easy reach. Edcumbe Gardens is an ideal location for families with so many amenities on your door step!

This brilliant family home has been lovingly cared for by the current owners who have totally transformed it over the years. In the last few years, the windows have been replaced, the boiler upgraded, the garden landscaped and the outside has just been painted. An extension was built in 2019 adding a bright living room, perfect for modern family living.

An entrance porch with ample storage for coats and shoes guides you into the welcoming hallway which has stairs to the first floor and a storage cupboard. On the left, you will find a bedroom which has a bay window to the front. This room offers flexibility and would also make an additional reception room if required. Off from here, there's a study which could, potentially be converted into an en suite.

At the rear, you will find the huge kitchen diner offering a brilliant range of modern gloss units. There's ample space for cooking, dining and relaxing with an original fire place and original floor boards adding to the cosy feel. Practically, there's space for a fridge freezer with an integrated oven and gas hob. Off from the kitchen, the living area which was created in 2019 is exceptionally bright with doors leading out to the garden. This area was designed to encourage connection with enough space for the whole family and it does just that!

The remaining three bedrooms can be found on the first floor. The largest, at the front has a bay window and the other two overlook the garden at the rear. Also, on the first floor, the family bathroom is a good size and well presented with a 'P' Bath and shower over.. Off from the landing, there's a further storage cupboard and access to the loft which is part boarded and has a velux window.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are all upvc, replaced in 2020.

Externally, at the front, there's driveway parking for two cars and at the rear, the garden is southerly facing with a lawned area, a utility store with plumbing for a washing machine. An under cover area has been created to provide a social space/bar ideal for those summer gatherings with a hot tub (available by separate negotiation) There's a single garage at the rear of the garden.

In summary, this property offers everything the modern family could wish for...the location is perfect for family life by the sea and the accommodation is ideal for families offering plenty of flexibility.

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Hallway
4.01m x 2.13m (13'2 x 7'0)

Kitchen Diner
5.36m x 4.09m (17'7 x 13'5)

Lounge
5.66m x 3.05m (18'7 x 10'0)

Bedroom 4
3.73m x 3.15m (12'3 x 10'4)

Study
2.29m x 1.80m (7'6 x 5'11)

Bedroom 1
4.11m x 3.51m (13'6 x 11'6)

Bedroom 2
3.53m x 2.97m (11'7 x 9'9)

Bedroom 3
3.89m x 2.16m (12'9 x 7'1)

Bathroom
2.44m x 2.21m (8'0 x 7'3)

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FLOORPLAN:



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) 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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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