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8 St. Johns Road, Newquay TR7 1JT

£387,000

A GORGEOUS, FULLY REFURBISHED AND EXTENDED THREE BEDROOM TERRACED TOWN HOUSE JUST A COUPLE OF MINUTES WALK TO THE TOWN CENTRE, FISTRAL BEACH AND THE HARBOUR. THIS BRILLIANT PROPERTY OFFERS VERSATILE ACCOMMODATION WITH SEA VIEWS AND MANY ORIGINAL FEATURES IN A HIGHLY DESIRABLE PART OF NEWQUAY.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

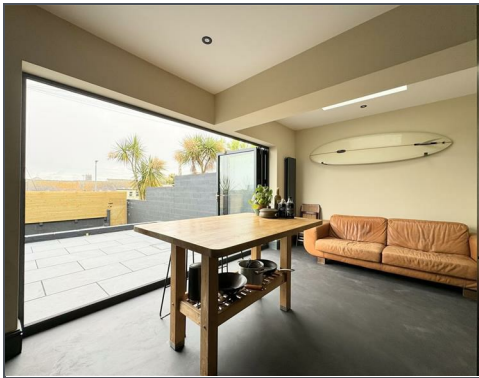
FEATURES:

- FULLY REFURBISHED AND EXTENDED THREE BEDROOM TOWN HOUSE
- OPEN VIEWS OF NEWQUAY BAY AND THE NORTH CORNISH COASTLINE
- CONTEMPORARY YET CHARMING WITH PLENTY OF ORIGINAL FEATURES
- NEAT, LOW MAINTENANCE RECENTLY LANDSCAPED GARDEN
- POTENTIAL TO CONVERT THE LOFT SUBJECT TO NECESSARY BUILDING REGS AND PP
- GORGEOUS EXTENDED KITCHEN WITH BI-FOLD DOORS TO THE REAR
- EASY WALKING DISTANCE TO THE TOWN CENTRE AND FISTRAL BEACH
- EPC TO FOLLOW
- ALL MAINS SERVICES

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DESCRIPTION:

Welcome to Number Eight St Johns Road, an attractive, centrally located town house, recently extended and refurbished to a superb contemporary standard yet retaining many original features and plenty of charm, it is prominently located just a few minutes walk to Newquay town centre and Fistral Beach. Newquay its 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 a little further down the road.

An inviting hallway with stairs to the first floor guides you into the lounge which has a bay window to the front, original floor boards, a feature fire place and an attractive exposed stone wall...a warm and cosy room enjoying afternoon and evening sunshine.

The dining room which is full of character also has an exposed brick wall and original floor boards flowing seamlessly into the kitchen extension which in turn opens into the garden. This whole area has been cleverly designed to encourage connection with ample space for cooking, dining and relaxing with friends and family. Practically, the kitchen has a range of black matt cupboards with a fully integrated appliance pack, complimented by a micro cement floor. With the bi-fold doors open, the patio area at the rear is really just an extension of the kitchen area, a great room for a party!

All three bedrooms can be found on the first floor, there's two doubles and a single; the rear facing rooms enjoy open views of Newquay Bay and the north cornish coastline. The family bathroom has been crafted using micro cement and has a contemporary feel with a deep bath and a walk in shower. From the first floor, there's access to the loft.

This property has gas central heating. The heating system and boiler were replaced in 2022/2023. The property was also fully rewired during the extensive refurbishment programme. All windows are upvc double glazed apart from one.

At the rear, the garden has been completely landscaped and offers a large, elevated patio and a lawned area. It's low maintenance, private and compliments the modern feel of the property perfectly.

In summary, this unique town house combines the perfect mix of old and new and is ready to move in to, located in one of Newquay's most desirable town centre streets, this gorgeous home is sure to make you smile!

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Hallway
4.04m x 0.94m (13'3 x 3'1)

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Lounge
4.32m x 3.76m (14'2 x 12'4)

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Dining Room
4.04m x 3.18m (13'3 x 10'5)

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Kitchen
5.18m x 2.92m (17'0 x 9'7)

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Bedroom 1
3.40m x 2.97m (11'2 x 9'9)

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Bedroom 2
3.18m x 3.12m (10'5 x 10'3)

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Bedroom 3
2.67m x 1.70m (8'9 x 5'7)

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Bathroom
2.74m x 2.03m (9'0 x 6'8)

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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 | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| | | 64 | 83 |
| 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 | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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