

"Estate Agency is evolving...evolve with us"



8 Ennors Road, Newquay TR7 1RB

£355,000

A TOTALLY BRILLIANT TOWNHOUSE LOCATED ON ONE OF NEWQUAY'S MORE POPULAR TOWN CENTRE STREETS. THIS PROPERTY HAS BEEN LOVINGLY REFURBISHED AND OFFERS SPACIOUS, BRIGHT ACCOMMODATION WITH A SOUTH FACING REAR GARDEN JUST A FEW MINUTES WALK TO THE TOWN CENTRE AND MANY BEACHES AND WITH THE ADDED LUXURY OF RESIDENT'S PERMIT PARKING.

PROPERTY TYPE: House

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- GORGEOUS THREE DOUBLE BEDROOM TOWN HOUSE
- SOUTH FACING GARDEN
- RESIDENT'S PERMIT PARKING
- SPACIOUS, OPEN PLAN LIVING AREAS
- IDEALLY LOCATED JUST A FEW MINUTES WALK TO THE TOWN CENTRE
- NO ONWARD CHAIN
- CHARM AND CHARACTER IN ABUNDANCE

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DESCRIPTION:

Welcome to Number Eight Ennors Road, an attractive, semi-detached centrally located three bedroom family home presented to a great standard with spacious accommodation. It is conveniently located on a quiet tree lined street just a few minutes walk to Newquay town centre and around fifteen minutes walk to 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.

This property has been lovingly cared for by the current owners who have completely transformed their home in recent years. With many modern upgrades, there's still plenty of charm, character and original features to enjoy throughout. A spacious and welcoming hallway with stairs to the first floor and original wooden floor boards guides you into the lounge on the left which has a working open fire and a bay window to the front and flows seamlessly into the dining area and kitchen. This whole area is brilliant for families and whilst the open plan element encourages connection, there's plenty of room for cooking, dining, entertaining and relaxing too. The dining area opens onto the south facing patio, peerfect for summer entertaining! Practically, the sleek, white gloss kitchen offers a good range of units with an integrated oven and space for a fridge freezer.

All three double bedrooms can be found on the first floor, the main bedroom at the front features an original feature fire place. Also, on the first floor the family shower room is neat and well presented with attractive mosaic tiling and a double walk-in shower.

This property has gas central heating throughout with upvc double glazed windows.

Externally, the south facing garden at the rear is a real sun trap and incredibly private. Comprising of a neat, sunken patio and a lawned area there's plenty of space for family BBQs and for children to play. There's also a block built and a wooden shed.

PARKING

On Ennors Road, residents are offered permit parking, permits are available from the Council and cost around £70.00 per year.

In summary, this exceptional town house offers plenty of family friendly space, an enviable location and a sun trap garden, all with the added benefit of no onward chain.

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Hallway
2.92m x 2.54m (9'7 x 8'4)

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Kitchen
3.73m x 2.77m (12'3 x 9'1)

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Lounge Diner
7.98m x 3.58m (26'2 x 11'9)

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Bedroom 1
3.81m x 3.35m (12'6 x 11'0)

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Bedroom 2
3.40m x 2.95m (11'2 x 9'8)

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Bedroom 3
2.77m x 2.74m (9'1 x 9'0)

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Bathroom
2.77m x 1.85m (9'1 x 6'1)

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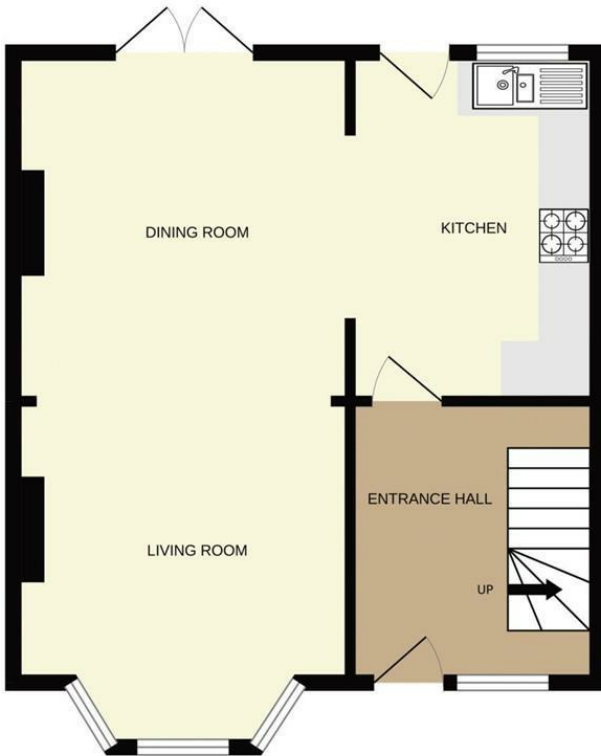
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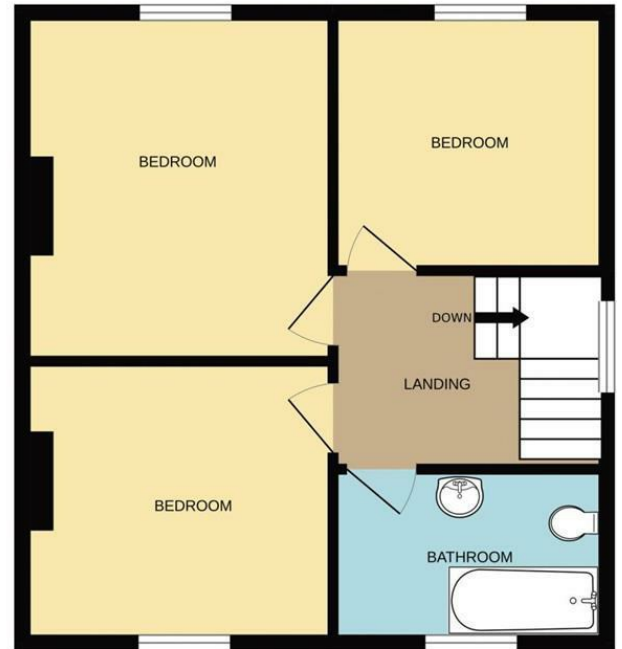
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FLOORPLAN:

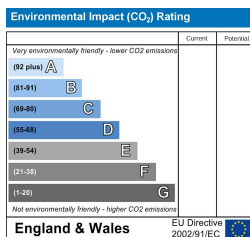
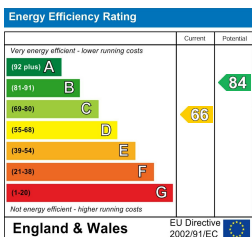
GROUND FLOOR



1ST FLOOR



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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