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24 Sydney Road, Newquay TR7 1NQ

£400,000

A GORGEOUS, BEAUTIFULLY CARED FOR THREE DOUBLE BEDROOM DOUBLE FRONTED COTTAGE JUST A COUPLE OF MINUTES WALK TO THE TOWN CENTRE, FISTRAL BEACH AND THE HARBOUR. THIS BRILLIANT PROPERTY OFFERS VERSATILE ACCOMMODATION WITH A 'SUN TRAP' SOUTHERLY FACING GARDEN, DRIVEWAY PARKING FOR TWO CARS AND MANY ORIGINAL FEATURES IN A HIGHLY DESIRABLE PART OF NEWQUAY.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- THREE DOUBLE BEDROOM CHARACTER COTTAGE
- DRIVEWAY PARKING AND A GARAGE
- BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN
- CHARMING AND FULL OF CHARACTER
- JUST A FEW MINUTES WALK TO THE TOWN CENTRE, HARBOUR AND MANY BEACHES
- NEW GAS CH SYSTEM IN 2020
- KITCHEN REPLACED IN 2021

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DESCRIPTION:

Welcome to Number Twenty Four Sydney Road, an attractive, centrally located cottage, lovingly cared for over the years and much improved and modernised yet retaining many original features and plenty of charm, it is conveniently 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.

Built circa 1850, this property has been lived in by the same owners for 26 years, real testimony to what a brilliant property it is! A front porch guides you into the living room which spans the entire width of the cottage, a spacious family room with enough space for the whole family to relax and for children to play, there's two windows to the front and a gas fire at one end.

At the rear, you will find the dining room on the right with a window overlooking the rear garden and a gorgeous feature stained glass window. On the other side, the kitchen which was replaced in 2021 offers a modern range of grey shaker style units with space for a Range style oven. There's an integrated fridge and access to the rear garden complimented by a practical tiled floor and sleek worktops.

All three double bedrooms can be found on the first floor off from the split level landing. One of the bedrooms at the front has a partly exposed brick wall with plenty of built in storage and original floor boards. The other two are proper double bedrooms with the smaller of the three overlooking the garden at the rear with a couple of steps down into the room. Also on the first floor, there's access to the loft which is partly boarded and has a pull-down ladder. The family bathroom offers a bath with a shower over and is presented to a great standard. There's space and plumbing for a washing machine within the bathroom cupboard.

This property oozes character and charm with original doors, floor boards and many other period features with the added benefit of many modern touches...the central heating system was replaced four years ago with new radiators and a new combi boiler located in the kitchen.

Externally, the rear garden is southerly facing, sheltered and private. It's a peaceful oasis of calm with a 'sun-trap' patio, a lawned area and an abundance of pretty, well established plants and shrubs. The garage at the top has power and currently houses a freezer and a tumble dryer with plenty of storage for garden equipment, bikes, surfboards etc. At the rear of the garden, there's driveway parking for two cars and at the side, you will find a shared access lane (shared with just one other property) ideal for the storage of bins/recycling.

In summary, this beautiful cottage 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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Porch
2.16m x 0.81m (7'1 x 2'8)

Lounge
7.39m x 3.43m (24'3 x 11'3)

Dining Room
3.63m x 2.79m (11'11 x 9'2)

Kitchen
3.40m x 2.62m (11'2 x 8'7)

Bedroom 1
3.68m x 3.45m (12'1 x 11'4)

Bedroom 2
3.48m x 3.20m (11'5 x 10'6)

Bedroom 3
2.79m x 2.59m (9'2 x 8'6)

Bathroom
2.79m x 2.59m (9'2 x 8'6)

Garage
5.28m x 2.57m (17'4 x 8'5)

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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) 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		
	67	85
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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